

\$399,000 - 3508, 1188 3 Street Se, Calgary

MLS® #A2078057

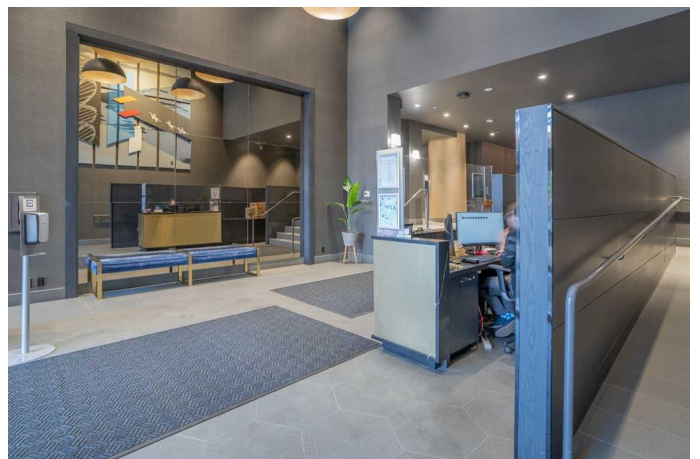
\$399,000

1 Bedroom, 1.00 Bathroom, 522 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

****EXECUTIVE STYLE LIVING**** Welcome to this ultra modern unit! Located in the SE corner of downtown this unit offers you a view like no other! The main floor offers a concierge service. This 35th floor unit offers a view of the mountains and a spectacular view of downtown. There is a large entry way into the kitchen that features a large island with quartz countertops. There is a built in refrigerator, builtin oven, electric cooktop, microwave and a dishwasher. There is ensuite laundry with a stacking washer and dryer. The primary bedroom offers a walk through closet, with custom shelving, to the main bathroom. The bedroom also has floor to ceiling windows to enjoy the view. The bathroom also has a deep soaker tub! The livingroom has a nice flow with access to the west facing spacious patio. Great place to enjoy a glass of wine after a hard day at the office. This unit has a titled parking stall that is double the length of most so could easily accomodate two vehicles. This building features a fully loaded gym and an open courtyard to BBQ and entertain! If you're looking to entertain you can rent the party room! There is also a workroom for your handyman needs. Condo fees include your heat and water! You pay electricity and cable/internet. Located right across from the stampede grounds this unit could be an investors dream as an AirBNB. Some furnishing could stay upon agreed price. You are a short distance to the LRT Station and



there are bike lanes right outside your door.

Built in 2016

Essential Information

MLS® #	A2078057
Price	\$399,000
Sold Price	\$355,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	522
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	3508, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Picnic Area, Secured Parking
Parking Spaces	2
Parking	Heated Garage, Parkade

Interior

Interior Features	Breakfast Bar, Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recreation Facilities, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Microwave, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Natural Gas

Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Barbecue, Courtyard
Construction	Wood Frame

Additional Information

Date Listed	September 1st, 2023
Date Sold	October 23rd, 2023
Days on Market	47
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ACA REALTY
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