

\$1,150,000 - 3903, 1188 3 Street Se, Calgary

MLS® #A2099794

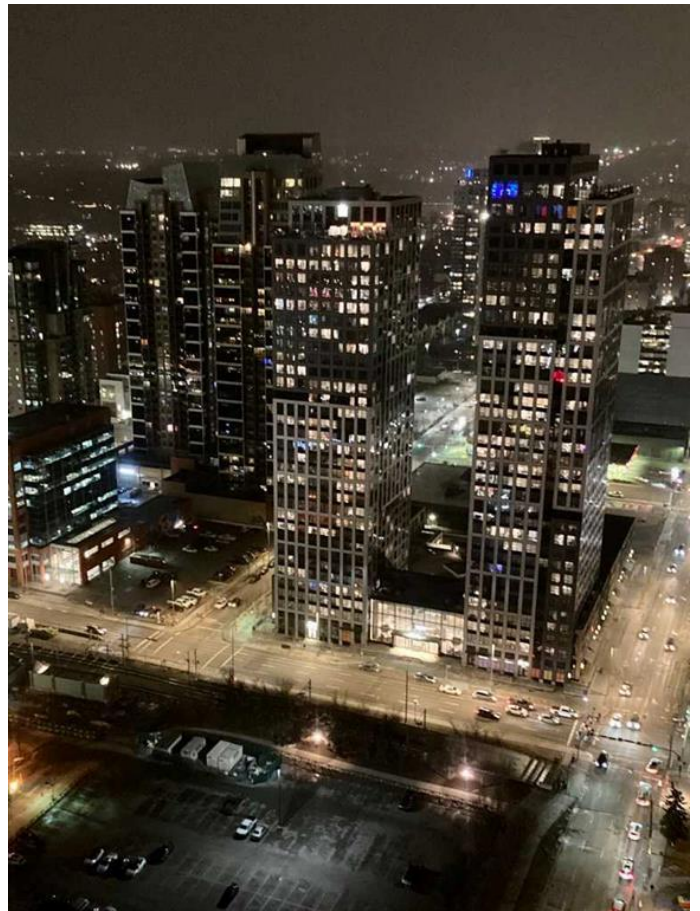
\$1,150,000

2 Bedroom, 3.00 Bathroom, 2,470 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to the tallest residential tower and luxury living in Calgary. This suite is known as the Paramount Suite and is the largest of only 3 suites on the 39th floor. Suite 3903 is an elegant, luxurious property boasting huge square footage (2470 SQFT) and stunning, breathtaking views from pretty much anywhere in the condo. The 3 huge balconies are amazing as it's just you and the birds up here! (With one exception. When Stampede is in town you may come eyeball to eyeball with the F-18 pilot during the Fly by at the opening ceremonies.) This property is very well appointed and is what you'd expect when you call this your new home. It has been finished with the finest materials, 9 1/2 foot ceilings, wide plank hardwood floors, Armony Cucine Cabinetry, Quartz counter tops and integrated Miele kitchen appliances with gas cook top. Imagine entertaining your friends and family here!! The massive open contemporary concept will allow you to set up your place however you see fit. There isn't a piece of furniture too large to design your own slice of heaven. Your living room is approximately 21'5" x 30'5" and your dining room with a custom light fixture is 14'10 x 16'8. There are 2 bedrooms, the 1st bedroom has its own 3 piece ensuite, walk in closet and patio doors to the balcony. The Primary bedroom/suite is a paradise with a spa inspired ensuite and custom closet/dressing room. There are full floor to ceiling windows and features a wraparound deck that is sure to impress. This



is a condo you just have to experience in person. Think about the convenience of living in this Executive space. You are close to every event that happens in Calgary. Most note worthy is the brand new BMO Center, the newly approved Event Center that will house the Calgary Flames and all sports teams with construction to start in 2024. You are close to shopping, restaurants, river walks, Studio Bell and the list goes on. Your underground heated parking comes with 2 titled tandem spots which can accommodate 4 vehicles. There is a state of the art fitness center complete with yoga studio, showers and change rooms, a residents club and terrace, concierge and security. This is Urban life at its best. This one is not to be missed!

Built in 2016

Essential Information

MLS® #	A2099794
Price	\$1,150,000
Sold Price	\$1,020,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,470
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	3903, 1188 3 Street Se
Subdivision	Beltline
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2G1H8

Amenities

Amenities	Elevator(s), Fitness Center, Visitor Parking, Workshop
Parking Spaces	4
Parking	Parkade, Quad or More Workshop in Garage

Interior

Interior Features	Breakfast Bar, Closet Organized Home, Quartz Counters, Rec
Appliances	Built-In Oven, Built-In Refrigerator, Dryer, Garage Control(s), Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	None, Uncovered Courtyard
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	January 4th, 2024
Date Sold	March 29th, 2024
Days on Market	85
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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