\$375,000 - 2608, 1188 3 Street Se, Calgary

MLS® #A2108328

\$375,000

1 Bedroom, 1.00 Bathroom, 512 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

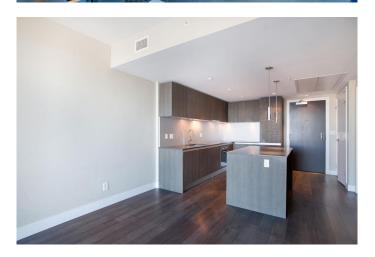
Welcome to your luxurious urban retreat soaring among the clouds on the 26th floor, situated in the vibrant heart of downtown Calgary! With an impressive walk score of 94 you are exceptionally well positioned to take advantage of the forthcoming Calgary Event Centre, easy access to the LRT, and bustling nightlife. As if the location wasn't already impressive enough, this 1-bedroom, 1-bathroom unit provides some of the most amazing panoramic views of downtown Calgary and the majestic mountains from your spacious balcony.

The open-concept design perfectly utilizes every inch of space - featuring a gourmet kitchen equipped with top-of-the-line built-in appliances, generous storage, quartz countertops throughout, and a bright modern aesthetic with the white cabinetry. Staying energized and revitalized is easy with access to a cutting-edge fitness center, a serene yoga studio, and a secure bike room.

Need more space to entertain or to take on a project? Make the most of the Guardian's offerings with the communal residents' club, complete with an expansive patio area, or unleash your creativity in the workshop. With the convenience of a 24/7 concierge, everything you need is just moments away. Don't forget that parking is a breeze here with a designated titled parking spot and an additional assigned storage locker.







As an Airbnb-friendly building this unit presents an exceptional investment opportunity for those keen on tapping into the short-term rental market. Seize the opportunity to immerse yourself in downtown living at its absolute peak! *Some of the photos were taken at another unit with the same layout and different colour scheme*

Built in 2016

Essential Information

MLS® # A2108328 Price \$375,000 Sold Price \$367,500

Bedrooms

Bathrooms 1.00

Full Baths 1

Square Footage 512
Acres 0.00
Year Built 2016

Type Residential Sub-Type Apartment

Style High-Rise (5+)

Status Sold

Community Information

Address 2608, 1188 3 Street Se

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2G 1H8

Amenities

Amenities Bicycle Storage, Elevator(s), Fitness Center, Party Room, Recreation

Room, Secured Parking, Visitor Parking, Workshop

Parking Spaces 1

Parking Titled, Underground

Interior

Interior Features Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Microwave,

Refrigerator, Washer

Heating Boiler, Fan Coil

Cooling Central Air

of Stories 44

Exterior

Exterior Features Balcony

Roof Membrane

Construction Aluminum Siding, Composite Siding, Stone

Additional Information

Date Listed April 4th, 2024

Date Sold April 25th, 2024

Days on Market 21

Zoning DC (pre 1P2007)

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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