

\$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	1
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
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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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