

\$368,000 - 3108, 1188 3 Street Se, Calgary

MLS® #A2108334

\$368,000

1 Bedroom, 1.00 Bathroom, 515 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

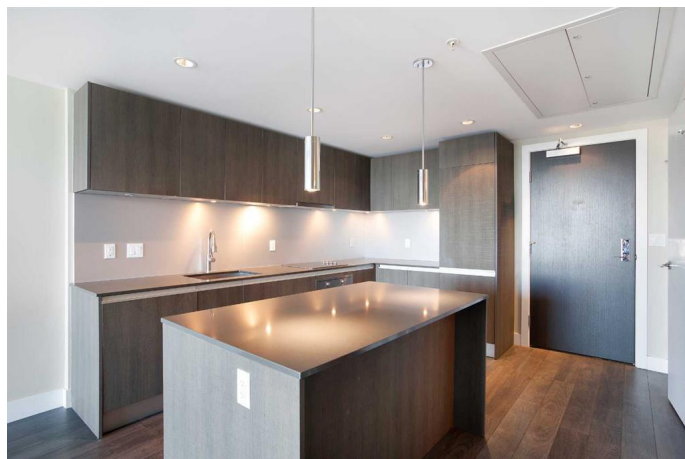
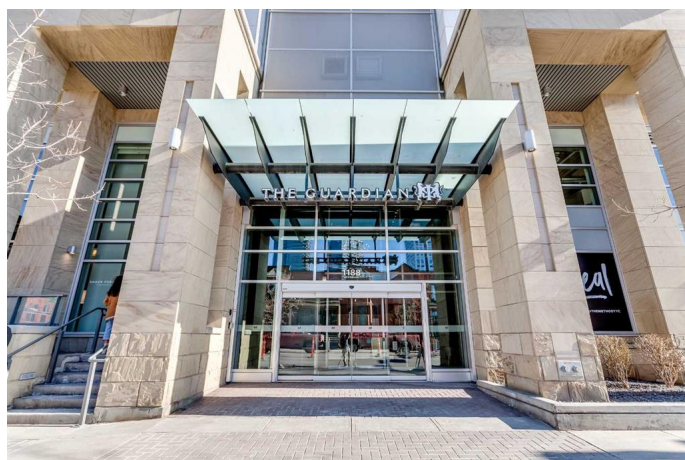
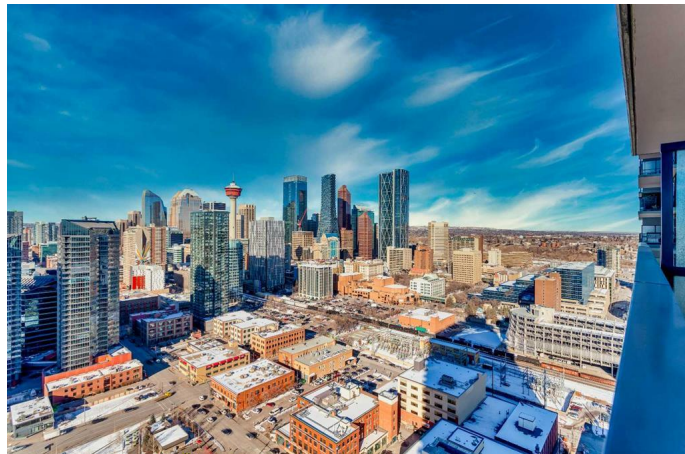
Welcome to your luxurious urban oasis among the clouds in the heart of downtown Calgary! This sleek and stylish condo offers unparalleled convenience and comfort with its prime location, exceptional views from the 31st floor, and upscale amenities.

Nestled in one of the most coveted spots downtown, this 1-bedroom, 1-bathroom residence boasts 514 square feet of developed living space. The open-concept layout is ideal for modern living, with a high-end kitchen featuring built-in panelled appliances, ample storage, and elegant quartz countertops throughout.

But the real allure lies in the building's highlights. Stay active and refreshed with access to a state-of-the-art fitness center, yoga studio, and bike room. Host gatherings in the shared residents' club with a sprawling patio space or get creative in the workshop. With a 24/7 concierge, convenience is at your fingertips.

Parking is a breeze with a single titled parking stall and an additional assigned storage locker. And don't forget the breathtaking views – enjoy stunning panoramas of downtown Calgary and the majestic mountains from your oversized balcony.

With its proximity to the future Calgary Event Centre, convenient LRT access, and bustling



entertainment hubs, this property offers the ultimate urban lifestyle with a walk score of 94! Plus, with Airbnb-friendly policies, it presents an exceptional investment opportunity for those looking to capitalize on the short-term rental market. Don't miss your chance to experience downtown living at its finest!

Built in 2016

Essential Information

MLS® #	A2108334
Price	\$368,000
Sold Price	\$375,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	515
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	3108, 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, Secured Parking, Visitor Parking, Workshop
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 22nd, 2024
Days on Market	22
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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