

\$1,438,000 - 4003, 1188 3 Street Se, Calgary

MLS® #A2137504

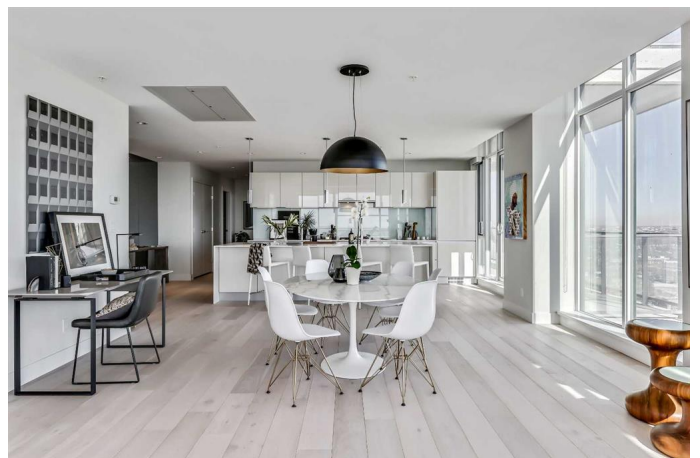
\$1,438,000

2 Bedroom, 3.00 Bathroom, 2,431 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Indulge in the epitome of luxury living at the pinnacle of Calgary's skyline. This extraordinary sub-penthouse with its carefully curated features, promises an unparalleled experience. Welcome to urban sophistication, where breathtaking panoramic views of the city, mountains, and river unfold before your eyes through floor-to-ceiling windows on the 40th floor. Sprawling over an impressive 2,400 sq. ft., and boasting two generous bedrooms and two full baths, complemented by an additional powder room, this home offers ample space for the most discerning residents. Step outside onto multiple expansive balconies, where entertaining reaches new heights and you can savour the views in every direction. Prepare to be captivated by the allure of modern interior design by the renowned Amanda Hamilton, which seamlessly integrates with the well-appointed finishes throughout including +9' ceilings, wide plank hardwood and travertine floor tile. Italian Armony Cucine cabinetry and quartz countertops create a refined ambiance, while integrated Miele kitchen appliances make every meal a culinary delight. The allure of this property extends far beyond its luxurious interiors. The primary 'wing' is a sanctuary of pure bliss, pampering you with a spa-inspired ensuite, complete with a free-standing tub that beckons you to unwind after a long day. An exquisitely designed custom dressing room closet adds an exclusive touch. Beyond your abode, indulge in the state-of-the-art fitness



centre with a yoga studio, meet your friends and neighbours at the resident's club or on the exclusive garden terrace. Rest assured with the presence of concierge and security services, adding a layer of comfort to your lock and leave lifestyle. Comes complete with storage locker and 2 titled tandem parking stalls to accommodate 4 vehicles. Seize this exclusive opportunity to be at the heart of Calgary's vibrant Culture & Entertainment District, mere minutes from the bustling energy of downtown. Elevate your lifestyle with spectacular vistas and make your ascent to the top of luxury living today.

Built in 2016

Essential Information

MLS® #	A2137504
Price	\$1,438,000
Sold Price	\$1,240,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,431
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	4003, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

Amenities

Amenities	Fitness Center, Party Room, Recreation Room, Roof Deck, Secured Parking, Visitor Parking, Workshop
Parking Spaces	4
Parking	Parkade, Tandem, Underground

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Roof	Membrane
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	June 3rd, 2024
Date Sold	October 21st, 2024
Days on Market	139
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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