

1509, 1122 3 Street SE  
 Calgary, Alberta

MLS # A2238943



**\$499,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 934 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Private, Views                     |               |                   |

|                    |                                                |                   |                 |
|--------------------|------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil, Natural Gas                          | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Hardwood                                       | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | See Remarks                                    | <b>Condo Fee:</b> | \$ 849          |
| <b>Basement:</b>   | -                                              | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                        | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -               |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home |                   |                 |

**Inclusions:** N/A

Absolutely spectacular downtown skyline views from this beautifully appointed unit. Top quality finishes and appliances. Very open floor plan with stunning views from the expansive floor to ceiling windows in every room. Gourmet kitchen includes a huge island with quartz countertops and breakfast bar. Rich wood toned flooring throughout. The huge west balcony is ideal for entertaining. Outstanding amenities include a gym with yoga studio, social club/lounge, garden terrace, workshops and concierge. Don't miss this opportunity to live in the sought after tallest residential tower in Calgary.