

**1202, 1122 3 Street SE**  
**Calgary, Alberta**

**MLS # A2322237**



**\$349,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	771 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 717
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** none

Located on the 12th floor, this exceptional 771 sq ft corner unit blends contemporary design with unobstructed views of downtown, the river valley, East Village, Stampede Park, and the Rocky Mountains. Floor-to-ceiling glass walls flood the space with natural light. The open layout features a modern European kitchen with premium integrated appliances, streamlined cabinetry, and a large central island. A smart split-bedroom layout maximizes privacy. The primary suite includes a private 4-piece ensuite. The versatile second bedroom sits next to a sleek 3-piece bathroom with a walk-in glass shower. Includes a private balcony, in-suite laundry, titled underground parking, and assigned storage. Elite building amenities: fitness centre, yoga studio, games rooms, lounge, workshop, garden terrace, and 24-hour concierge.