

**2908, 1122 3 Street SE**  
**Calgary, Alberta**

**MLS # A2337628**



**\$325,000**

|                  |                                                                |               |                   |
|------------------|----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                                                       |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                             |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                    |               |                   |
| <b>Size:</b>     | 536 sq.ft.                                                     | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 1                                                              | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Garage Door Opener, Gated, Heated Garage, Parkade, Underground |               |                   |
| <b>Lot Size:</b> | -                                                              |               |                   |
| <b>Lot Feat:</b> | -                                                              |               |                   |

|                    |                                                                                                                        |                   |                 |
|--------------------|------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air                                                                                                             | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Tile                                                                                                         | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                                                                      | <b>Condo Fee:</b> | \$ 525          |
| <b>Basement:</b>   | -                                                                                                                      | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete, Stone                                                                                                 | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                                                      | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |                 |

**Inclusions:** NA

**Stunning 29th-Floor Downtown Calgary Condo with Unobstructed Skyline Views** Welcome to elevated downtown living in this stunning one-bedroom, one-bathroom condo on the 29th floor, offering breathtaking west-facing views of Calgary's downtown skyline. Step inside and experience a sleek, modern interior featuring a contemporary kitchen with a large island, quartz countertops, and a spacious open-concept design that flows seamlessly into the living area. Floor-to-ceiling windows fill the home with natural light and showcase the spectacular city views, while the oversized patio provides an exceptional outdoor space to relax, entertain, or take in the downtown scenery. The thoughtfully designed bedroom offers a walk-in closet with custom built-in cabinetry, providing excellent organization and storage. Additional conveniences include in-suite laundry and central air conditioning. Residents enjoy an impressive collection of building amenities, including a fully equipped fitness centre, concierge service, residents' lounge, rooftop garden terrace, and workshop. The location is ideal for an active downtown lifestyle. Situated directly across from Cowboys Casino and close to Saddledome, Stampede Park, BMO Centre, and the CTrain, you'll have entertainment, events, dining, shopping, and transportation all within easy reach. The property is complete with a titled underground parking stall and a separate assigned storage locker. With its sophisticated finishes, spectacular 29th-floor skyline views, oversized patio, exceptional amenities, and unbeatable downtown location, this condo offers the perfect combination of style, convenience, and urban living.