

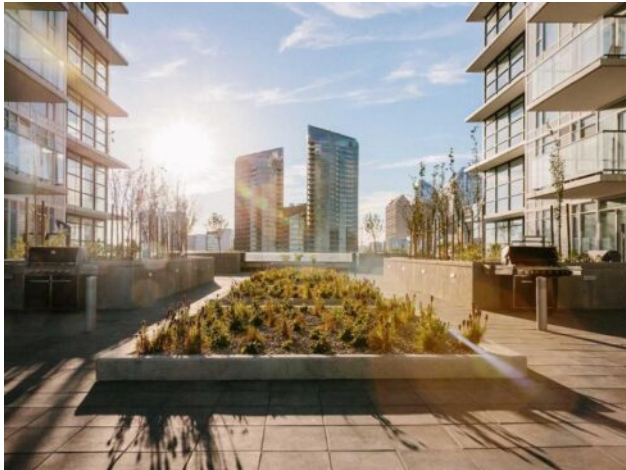


GRASSROOTS
REALTY GROUP

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706, 1188 3 Street SE
Calgary, Alberta

MLS # A2297283



\$285,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	498 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: N/A

Rarely available 1-bedroom home on the exclusive TERRACE LEVEL WITH OVER 200 SQFT OF PRIVATE OUTDOOR SPACE ideal for entertaining, gardening, or relaxing. This stylish condo offers over 500 sq. Ft. of thoughtfully planned living space; open concept and well proportioned for functional living. Modern high-end finishes throughout including laminate flooring, premium Italian cabinetry, quartz countertops, and sleek integrated stainless steel appliances. The 9.5' CEILINGS (EXCLUSIVE TO THE TERRACE LEVEL) enhance the open-concept layout, while floor-to-ceiling windows provide abundant natural light and city views. A spacious bedroom and well appointed 4-piece bathroom with complimentary Italian-imported cabinetry, in-suite laundry, titled tandem parking (fits two vehicles) and assigned storage complete the package. Residents enjoy exceptional building amenities: a STATE-OF-THE-ART FITNESS CENTRE, workshop, secure bike storage rooms, owner's social lounge with garden terrace, and 24-HOUR SECURITY & CONCIERGE. Ideally situated in Calgary's vibrant Beltline, you're steps from Downtown, the Stampede grounds, Central Library, the Riverwalk, and the LRT. Everything you need is at your doorstep - a beloved brunch/coffee spot in the building, a BRAND NEW DOG PARK AND TESLA SUPERCHARGER across the street, and a supermarket just one block away. With an unmatched outdoor space, premium upgrades, and a location in one of Calgary's fastest-growing communities, this home represents an exceptional lifestyle and investment opportunity.