



GRASSROOTS
REALTY GROUP

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2710, 1188 3 Street SE
Calgary, Alberta

MLS # A2301814



\$295,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	500 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Tandem, Titled, 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
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Experience elevated city living in this bright and well maintained south-facing one-bedroom residence, showcasing expansive unobstructed views from a high-floor vantage point. Designed with efficiency and style in mind, this well-laid-out home offers over 500 sq. ft. of contemporary living space. The open-concept layout maximizes functionality, complemented by upscale finishes including durable laminate flooring, elegant Italian-designed cabinetry, quartz surfaces, and fully integrated stainless steel appliances. Floor-to-ceiling windows flood the interior with natural light throughout the day. The unit features a generously sized bedroom alongside a sleek four-piece bathroom finished with imported Italian cabinetry. Additional highlights include in-suite laundry, titled tandem parking accommodating two vehicles, and a dedicated storage unit. Residents have access to an impressive array of amenities, including a fully equipped fitness facility, workshop space, secure bicycle storage, a social lounge with an outdoor garden terrace, and 24-hour concierge and security services. Located in the heart of Calgary’s dynamic Beltline district, this home places you within walking distance of downtown, Stampede Park, the Central Library, Riverwalk pathways, and convenient LRT access. Daily essentials and lifestyle perks are just steps away, including an on-site cafe, nearby dog park, Tesla Supercharger station, and a grocery store just around the corner. Combining modern design, valuable upgrades, and a prime inner-city location, this property offers both a refined urban lifestyle and strong long-term investment potential.