



GRASSROOTS
REALTY GROUP

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709, 1122 3 Street SE
Calgary, Alberta

MLS # A2333020



\$470,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	906 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 852
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: n/a

Rare Condo with an Expansive, Private Outdoor Oasis. Rarely available terrace-level residence offering panoramic city west and north views and an exceptional ~800 sq. ft. private outdoor space—ideal for entertaining, gardening, or relaxing above the city. Finished with sophisticated, high-end finishes, this home features premium Italian-made kitchen cabinetry, contemporary tile backsplashes, quartz countertops, and sleek integrated appliances. This home was extensively upgraded with matching desk and closet built-in cabinetry and bedroom closets. Bathrooms have been upgraded with natural travertine stone floor and wall tile. Terrace-level 9.5-foot ceilings enhance the bright, open-concept interior, while two walls of floor-to-ceiling windows capture mountain sunsets, and sparkling city views. The expansive, private wraparound terrace showcases breathtaking city views and creates a seamless extension of the living space for exceptional indoor-outdoor living. The thoughtfully designed layout includes two generously sized bedrooms, two full bathrooms, titled parking, and an included storage unit. Residents enjoy outstanding building amenities, including a state-of-the-art fitness centre, workshop, social lounge with garden terrace, and 24-hour security and concierge service. Ideally located in Calgary's vibrant Beltline, the property is moments from downtown, the Stampede grounds, Central Library, RiverWalk, and the LRT. A popular brunch and coffee spot is located in the building, with a new dog park and Tesla Supercharger across the street and a supermarket just one block away. With its expansive private terrace, refined renovations, remarkable views, and highly connected location, this distinctive home delivers an exceptional inner-city lifestyle.

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