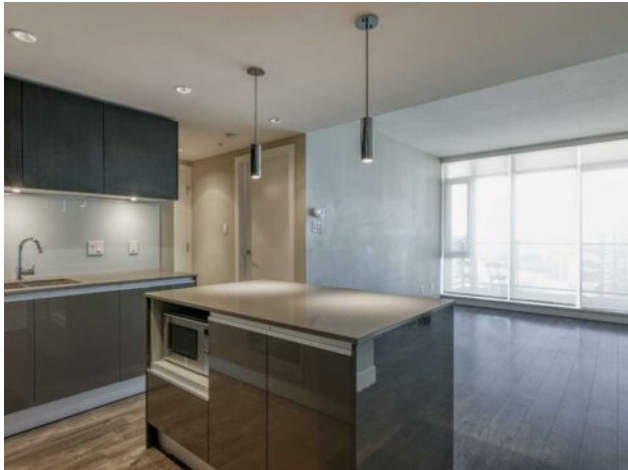


**3201, 1122 3 Street SE**  
**Calgary, Alberta**

**MLS # A2241784**



**\$299,500**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                               |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)     |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit            |               |                   |
| <b>Size:</b>     | 513 sq.ft.                             | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 1                                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Enclosed, Heated Garage, Stall, Titled |               |                   |
| <b>Lot Size:</b> | -                                      |               |                   |
| <b>Lot Feat:</b> | -                                      |               |                   |

|                    |                                                                    |                   |                 |
|--------------------|--------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air                                                         | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate                                                           | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                  | <b>Condo Fee:</b> | \$ 502          |
| <b>Basement:</b>   | -                                                                  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Aluminum Siding , Concrete, Stone                                  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters |                   |                 |

**Inclusions:** N/A

Enjoy Spectacular Downtown and Bow River Views from this Modern 1-Bedroom Condo. This bright and stylish 1-bedroom apartment offers 513 sq. ft. of well-designed living space with floor-to-ceiling windows that capture stunning city and river views. The open-concept Living Room flows onto a private Balcony—perfect for morning coffee or evening relaxation. The Kitchen features a central island with eating bar, quartz countertops, and sleek stainless steel appliances, including a built-in oven, fridge, and electric cooktop. The spacious Bedroom enjoys panoramic views and includes a built-in closet organizer. Additional highlights include a 4-piece Bath, in-suite Laundry, air conditioning, Titled underground parking, and an assigned storage locker. The building offers exceptional amenities: a fully equipped gym, rooftop patio with BBQs, social lounge, workshop with tools, concierge service, and on-site security. Unbeatable location—just steps from Downtown offices, Stampede Park, Sunterra Market, C-Train, and Calgary’s vibrant river pathways. Whether you’re a first-time buyer, investor, or seeking a low-maintenance lifestyle, this home is a fantastic opportunity. Book your showing today!