

**1509, 1122 3 Street SE  
Calgary, Alberta**

**MLS # A2197068**



**\$499,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 934 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Private, Views                     |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Fan Coil, Natural Gas                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | See Remarks                                    | <b>Condo Fee:</b> | \$ 849 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                        | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home |                   |        |

**Inclusions:** N/A

Absolutely spectacular downtown skyline views from this beautifully appointed unit. Top quality finishes & appliances. Very open floor plan with stunning views from the expansive floor to ceiling windows in every room. Gourmet kitchen includes a huge island with quartz countertops & breakfast bar. Rich wood toned flooring throughout. The huge west balcony is ideal for entertaining. Outstanding amenities include a gym with yoga studio, social club/lounge, garden terrace, workshops & concierge. Don't miss this opportunity to live in the sought after tallest residential tower in Calgary.