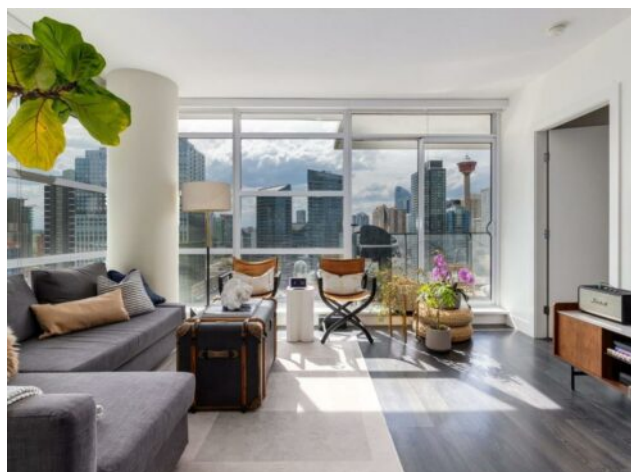


1607, 1122 3 Street SE  
Calgary, Alberta

MLS # A2225263



**\$479,900**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                                    |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                   |
| <b>Size:</b>     | 839 sq.ft.                                  | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Stall, Tandem, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                           |               |                   |
| <b>Lot Feat:</b> | -                                           |               |                   |

|                    |                                                                                                                                |                   |                 |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil, Natural Gas                                                                                                          | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                                              | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                                                                              | <b>Condo Fee:</b> | \$ 851          |
| <b>Basement:</b>   | -                                                                                                                              | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                                                                                                        | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                                                              | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage |                   |                 |

**Inclusions:** N/A

CITY & MOUNTAIN VIEWS from this stunning southwest corner unit! This bright and welcoming open-concept home is filled with natural light and offers 2 bedrooms, 2 full bathrooms, tandem titled parking for two vehicles, and a large balcony with breathtaking views you'll enjoy every day. The modern kitchen features sleek cabinetry, stainless steel appliances including panelled refrigeration, quartz countertops, and plenty of storage. The primary bedroom easily fits a king-size bed and includes a walk-through closet with custom built-ins leading to a contemporary ensuite. The second bedroom is conveniently located next to a full 3-piece bathroom—perfect for guests, roommates, or a home office. Enjoy the perks of this executive concrete building, which offers concierge service, a fitness centre, party room, rooftop terrace, workshop, air conditioning, high-speed elevators, visitor parking, and a separate assigned storage locker. Impeccably maintained by its original owners, this move-in-ready home is also pet friendly (with board approval) and ideally located—just steps from Pixel Park, river pathways, the LRT, Stampede Grounds, Central Library, restaurants, cafes, shops, and groceries. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish condo!