

1402, 1188 3 Street SE  
Calgary, Alberta

MLS # A2238119



# \$460,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	741 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Gated, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 662
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home		

Inclusions: N/A

WOW! Welcome to your new Oasis! This home boasts a TON of natural sunlight with a southeast exposure and HUGE floor-to-ceiling windows. When you enter you will be greeted with a beautiful entryway for you to kick off your boots and give your feet a rest. If you can't make it any further the bedroom is just a couple steps away for you to flop down and rest your tired eyes! Down the hall you'll find the in-suite laundry and the spacious main bath. The primary bedroom and spa-like 4pc ensuite are tucked in the corner of the home to give you a wide open kitchen, dining, and living area that are perfect for entertaining or just enjoying the 333 days of Calgary sunshine! This unit has tons of storage but it also comes with its own storage locker in case you have more things! With your titled underground heated parking stall you will never have to worry about Alberta winters. This building is well managed and has a huge fitness center, guest suite, concierge, security... you name it! Everything you could need is in walking distance from grocery stores, to parks, to casinos, and even Stampede Grounds! Don't miss your chance to own this beautiful corner unit in the BEST location in Calgary.