

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

MLS # A2268638

\$284,500



Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 502
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	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!