

2105, 1122 3 Street SE  
Calgary, Alberta

MLS # A2174662



**\$314,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	497 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** NA

Welcome to this stunning unit with city/mountain views nestled in the vibrant heart of Calgary's Iconic Entertainment District. Located directly across from Calgary's renowned business and event venues, including the Calgary Stampede Grounds, Cowboy Casino, and BMO Centre, this suite offers an ideal setting for rental investment or personal enjoyment. Enjoy high-end finishes, including elegant white quartz countertops, modern glass tiling, stainless steel appliances, air conditioning, and a luxurious bathroom. Additionally, this unit includes a dedicated storage space and one independent heated underground parking spot, free from adjoining car lots. Your condo fees contribute to the extensive amenities of the building, including recreational and fitness facilities, a resident's lounge, and an outdoor terrace. This rental is easy to lease and competitively priced. Schedule your showing today before it's gone!