

**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.