



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

**3802, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2163523**



**\$1,100,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,735 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,413
<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>	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Nestled in the heart of Calgary's vibrant Culture & Entertainment District, this luxurious sub-penthouse embodies modern urban living at it's finest. With sweeping views of the mountains and downtown skyline through floor-to-ceiling windows, this cosmopolitan residence offers a sophisticated retreat mere minutes from the bustling energy of downtown. Spanning 1,734 square feet, this two-bedroom residence boasts two ensuite baths, additional 3-pce. bath, bonus room for media lounge or office, ample storage and a spacious wrap-around balcony. The bright and open layout features curated interior design and exquisite finishes including 9.5-foot ceilings, wide-plank hardwood floors, travertine tile floors, Italian Armony Cucine cabinetry, quartz countertops, and integrated Miele kitchen appliances. Each bedroom offers an ensuite bath, with the primary suite showcasing a double vanity and generously sized walk-in closet with luxurious Poliform built-ins. Residents also enjoy access to a host of building amenities, including a state-of-the-art fitness centre, resident's club, outdoor garden terrace, concierge services and security. Experience the convenience of living steps away from shops, restaurants and major entertainment destinations like the iconic Calgary Stampede and the new Scotia Place - Alberta's newest premiere sports & entertainment venue coming soon. This is quintessential metropolitan living with unrivalled views.