

1206, 1188 3 Street SE  
Calgary, Alberta

MLS # A2200913



# \$315,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	506 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 468
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Stone Counters		

Inclusions: N/A

Welcome to an exceptional home in Victoria Park where modern design meets unbeatable convenience. Located in the desirable south tower, this residence offers not only unobstructed city views but also a peaceful and quiet living experience thanks to its ideal orientation within the building—making it a great investment opportunity. Just a short walk from Downtown, East Village, Stampede Park, Inglewood, and the scenic Bow and Elbow Rivers, this home delivers the ultimate urban lifestyle. The open-concept layout maximizes space and comfort. The Italian-imported Armony Cucine kitchen cabinetry pairs seamlessly with a professional-grade AEG induction cooktop, Blomberg bottom-mount fridge, and integrated Blomberg dishwasher, all set against sleek quartz countertops. Enjoy breathtaking views of the Calgary Tower from the oversized balcony—perfect for relaxing or entertaining. Wide-plank laminate flooring flows throughout, adding warmth and durability. The spa-inspired bathroom features porcelain wall and floor tiles, a deep soaker tub, a large polished-edge mirror, and modern chrome fixtures. Additional highlights include a heated, secured parking stall, bike storage, and AirBnB-friendly policies, further enhancing its investment appeal. Building amenities include a gym and yoga studio, social club and garden terrace, dedicated workshop, and premium concierge service.