

# \$325,000 - 1206, 1188 3 Street Se, Calgary

MLS® #A2200913

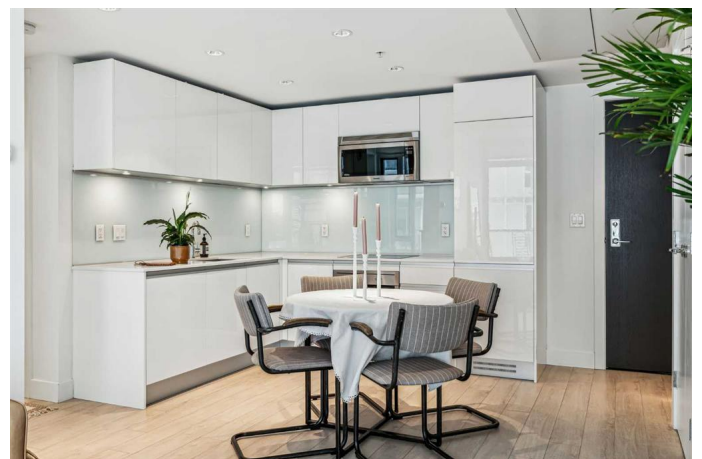
**\$325,000**

1 Bedroom, 1.00 Bathroom, 506 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to an exceptional home in Victoria Park where modern design meets unbeatable convenience. Located a short walk from Downtown, East Village, Stampede Park, Inglewood and the scenic Bow and Elbow Rivers, this residence offer the perfect urban lifestyle. The open-concept layout maximizes space and comfort. The Italian-imported Armony Cucine kitchen cabinetry pairs seamlessly with professional grade AEG induction cooktop, Blomberg bottom-mount fridge and integrated Blomberg dishwasher all set against sleep 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 this building is AirBnB friendly making this a fantastic investment opportunity. Amenities include Gym and yoga studio, social club and garden terrace, a dedicated workshop and premium concierge service.



Built in 2016

## Essential Information

MLS® #                   A2200913

Price                     \$325,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	506
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1206, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### **Amenities**

Amenities	Visitor Parking, Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Secured Parking
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	High Ceilings, Open Floorplan, Stone Counters
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Window Coverings, Induction Cooktop, Washer/Dryer
Heating	Fan Coil
Cooling	Central Air
# of Stories	42

### **Exterior**

Exterior Features	Balcony, Uncovered Courtyard
Construction	Concrete

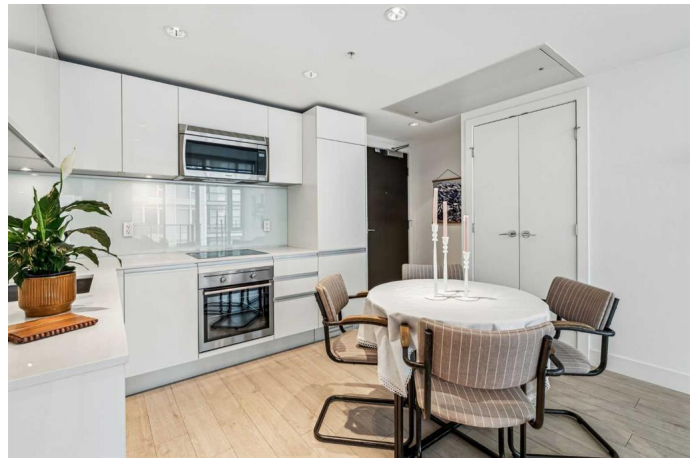
### **Additional Information**

Date Listed	March 13th, 2025
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Days on Market 26  
Zoning DC

### **Listing Details**

Listing Office Royal LePage Benchmark



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