

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

MLS® #A2200913

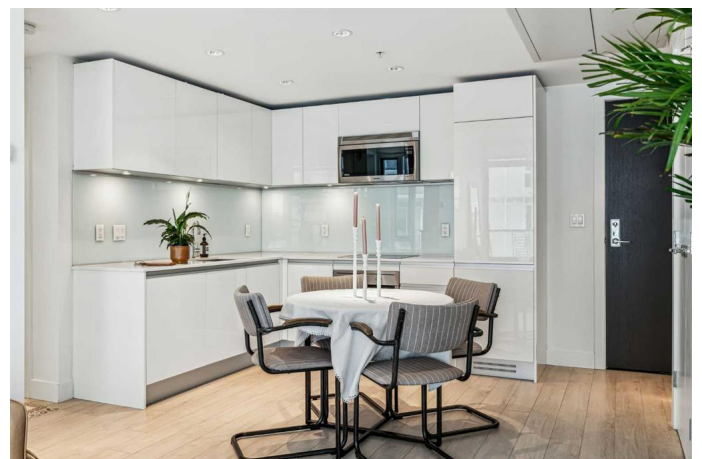
**\$325,000**

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

### **Interior**

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

### **Exterior**

Exterior Features	Balcony, Uncovered Courtyard
Construction	Concrete

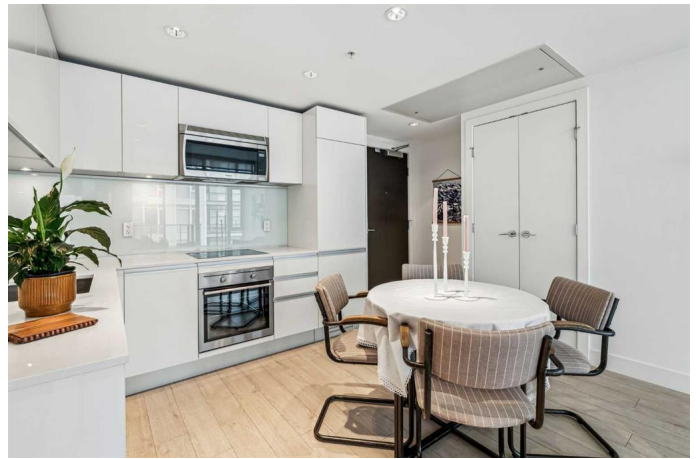
### **Additional Information**

Date Listed	March 13th, 2025
-------------	------------------

Days on Market 37  
Zoning DC

### Listing Details

Listing Office Royal LePage Benchmark



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.