

# \$269,900 - 1103, 1188 3 Street Se, Calgary

MLS® #A2244263

**\$269,900**

1 Bedroom, 1.00 Bathroom, 396 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Wake up with the sun pouring through your EAST-FACING WINDOWS as the city slowly comes to life. Step onto your PRIVATE BALCONY with a hot cup of coffee from ZCREW CAFÉ just a minute away and watch the morning unfold. Inside, your home feels calm, clean, and modern. QUARTZ COUNTERTOPS glisten under the soft kitchen lighting, while the GLASS BACKSPLASH and BUILT-IN APPLIANCES give the space a polished, minimalist edge. VINYL FLOORING stretches beneath your feet. It's durable and stylish, bringing warmth and cohesion to the entire space. Whether you're cooking dinner, hosting game night, or unwinding after work, this home is designed for real life - simple, smart, and comfortable. On the weekends, you've got options. Walk over to VILLAGE ICE CREAM for a treat, or meet friends at TEN FOOT HENRY for dinner. Catch a concert at the SADDLEDOME, just two minutes away, or stroll to the BMO CENTRE or STUDIO BELL for an evening of live music and art. And when the new nearly \$1 BILLION SCOTIA PLACE ARENA opens next door, you'll be living right beside Calgary's newest landmark—an investment in both lifestyle and long-term value. Even with downtown at your doorstep, home still feels like a retreat. After a long day, drop your clothes into the IN-SUITE LAUNDRY, turn on the shower, add a few drops of essential oil, and let the steam wash the day away. It feels like a spa because it



is. Want to move your body without leaving the building? The ON-SITE GYM has you covered. Need to fix something or build something new? The WORKSHOP is fully equipped with hand tools and workbenches for whatever youâ€™re working on. And in the summer, the GARDEN TERRACE is the perfect place to grill, host friends, or enjoy a quiet evening under the stars. This isnâ€™t just a condoâ€™itâ€™s your LAUNCHING PAD, your RECHARGE ZONE, and your CONNECTION TO EVERYTHING CALGARY HAS TO OFFER. Whether youâ€™re buying your first home or investing in a growing neighbourhood, this is a smart move in every sense. Book your showing today.

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244263          |
| Price          | \$269,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 396               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1103, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G1H7                 |

## Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Workshop |
| Parking Spaces | 1                                                                                                        |
| Parking        | Underground, Leased                                                                                      |

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Elevator, No Animal Home, No Smoking Home, Stone Counters, Walk-In Closet(s)           |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | Central Air                                                                            |
| # of Stories      | 44                                                                                     |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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