



# 1188 3 Street Calgary Alberta

\$310,000

Welcome to the dynamic pulse of Downtown Calgary's Beltline, where an exceptional opportunity awaits, whether you're a first-time homebuyer or a savvy investor. This thoughtfully curated one-bedroom, one-bathroom condo, nestled in the heart of the bustling downtown core, promises an unparalleled living experience presented as an all-inclusive package. (All Furniture, smart equipment, kitchen utensils, beds, table, chairs, all included.) Step into a realm of modern elegance with an open-concept living and dining space that seamlessly merges style with functionality. The property boasts numerous upgrades, with a panel-ready fridge and dishwasher seamlessly integrated into beautiful white kitchen cabinetry, finished with a captivating ocean green paint. Every detail is meticulously labeled, ensuring a comfortable and organized living space. Enhancing convenience and security is a cutting-edge Smart Hub connected to the door lock, sensors, and smart lights. This turnkey property comes fully furnished, meticulously designed for your comfort and enjoyment. Picture the convenience of a fully equipped living space, featuring a smart TV, contemporary tables, chairs, and all essentials for an Airbnb setup - a thoughtful gift to the future owner. Natural light bathes the interior through floor-to-ceiling windows in both the living room and bedroom, creating a luminous and inviting atmosphere. Revel in panoramic views from the balcony, where the breathtaking sights of Beautiful Calgary Downtown, the iconic Calgary Tower, and the city skyline unfold before you. For added convenience, the current owner has secured an underground parking spot, rented long-term at \$160 per month, seamlessly transferable to the new owner. Additionally, a designated storage room is included, offering ample space for personal belongings. Whether you envision this space as your permanent residence or a luc...

4pc Bathroom 7.75 Ft x 5.83 Ft

Laundry room 2.92 Ft x 2.58 Ft

Primary Bedroom 9.67 Ft x 12.08 Ft

Other 11.00 Ft x 6.58 Ft

Other 11.17 Ft x 12.25 Ft

Living room 13.08 Ft x 11.17 Ft

Other 5.00 Ft x 10.42 Ft

Listing Presented By:



Originally Listed by:  
HOMECARE REALTY LTD.

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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