



# 1188 3 Street Calgary Alberta

\$1,100,000

Nestled in the heart of Calgary's vibrant Culture & Entertainment District, this luxurious sub-penthouse embodies modern urban living at it's finest. With sweeping views of the mountains and downtown skyline through floor-to-ceiling windows, this cosmopolitan residence offers a sophisticated retreat mere minutes from the bustling energy of downtown. Spanning 1,734 square feet, this two-bedroom residence boasts two ensuite baths, additional 3-pce. bath, bonus room for media lounge or office, ample storage and a spacious wrap-around balcony. The bright and open layout features curated interior design and exquisite finishes including 9.5-foot ceilings, wide-plank hardwood floors, travertine tile floors, Italian Armony Cucine cabinetry, quartz countertops, and integrated Miele kitchen appliances. Each bedroom offers an ensuite bath, with the primary suite showcasing a double vanity and generously sized walk-in closet with luxurious Poliform built-ins. Residents also enjoy access to a host of building amenities, including a state-of-the-art fitness centre, resident's club, outdoor garden terrace, concierge services and security. Experience the convenience of living steps away from shops, restaurants and major entertainment destinations like the iconic Calgary Stampede and the new Scotia Place - Alberta's newest premiere sports & entertainment venue coming soon. This is quintessential metropolitan living with unrivalled views. (id:6769)

Bonus Room 3.94 M x 4.12 M  
 3pc Bathroom 1.50 M x 2.26 M  
 4pc Bathroom 2.39 M x 2.54 M  
 5pc Bathroom 2.97 M x 2.46 M  
 Bedroom 3.30 M x 5.36 M  
 Dining room 6.00 M x 3.38 M

Kitchen 5.26 M x 2.52 M  
 Living room 4.93 M x 4.32 M  
 Office 3.07 M x 2.21 M  
 Primary Bedroom 4.01 M x 3.66 M  
 Storage 3.30 M x 1.30 M  
 Other 3.99 M x 2.39 M

Listing Presented By:



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