



## 1122 3 Street Calgary Alberta

\$285,000

Stylish, bright, open-concept condo within walking distance to the Bow River, Stampede Grounds, Scotiabank Saddledome, some of Calgary's best restaurants and nightlife, a C-Train station, the brand new BMO Convention Center and the future home of the new stadium and Culture + Entertainment District! The L-shaped kitchen offers a sleek, modern look while maintaining practicality. The center island is where you'll find the hidden microwave and extra storage space keeping your quartz counters free of clutter and ready for prep! Floor-to-ceiling, wall-to-wall windows in the living room make the space feel larger than it is. The sliding glass door provides access to the oversized balcony, extending your living space and creating incredible indoor-outdoor flow. Catch the sunrise with your morning cup of coffee or enjoy some shade on Calgary's long summer nights! The bedroom has a walk-in closet with custom closet organizers. Updated modern light and plumbing fixtures throughout. Just off the kitchen is the 4-piece bathroom and the laundry room featuring a stacked washer and dryer plus extra storage/hanging space. This unit comes with a large storage locker (approx. 3'x6'x7") separate from the unit. Parking can be rented for \$150+GST/month. What an opportunity to invest in one of Calgary's most up-and-coming areas or to stop renting and become a homeowner - condo fees are only \$351/month! (id:6769)

4pc Bathroom 7.75 Ft x 4.92 Ft

Bedroom 8.25 Ft x 10.33 Ft

Kitchen 10.33 Ft x 10.67 Ft

Living room 10.33 Ft x 10.50 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<https://riverliferealestate.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)