



1188 3 Street Calgary Alberta

\$1,650,000

Welcome to the tallest residential tower and luxury living in Calgary. This suite is known as the Paramount Suite and is the largest of only 3 suites on the 39th floor. Suite 3903 is an elegant, luxurious property boasting huge square footage (2470 SQFT) and stunning, breathtaking views from pretty much anywhere in the condo. The 3 huge balconies are amazing as it's just you and the birds up here! (With one exception. When Stampede is in town you may come eyeball to eyeball with the F-18 pilot during the Fly by at the opening ceremonies.) This property is very well appointed and is what you'd expect when you call this your new home. It has been finished with the finest materials, 9 1/2 foot ceilings, wide plank hardwood floors, Armony Cucine Cabinetry, Quartz counter tops and integrated Miele kitchen appliances with gas cook top. Imagine entertaining your friends and family here!! The massive open contemporary concept will allow you to set up your place however you see fit. There isn't a piece of furniture too large to design your own slice of heaven. Your living room is approximately 21'5" x 30'5" and your dining room with a custom light fixture is 14'10 x 16'8. There are 2 bedrooms, the 1st bedroom has its own 3 piece ensuite, walk in closet and patio doors to the balcony. The Primary bedroom/suite is a paradise with a spa inspired ensuite and custom closet/dressing room. There are full floor to ceiling windows and features a wraparound deck that is sure to impress. This is a condo you just have to experience in person. Think about the convenience of living in this Executive space. You are close to every event that happens in Calgary. Most note worthy is the brand new BMO Center, the newly approved Event Center that will house the Calgary Flames and all sports teams with construction to start in 2024. You are close to shopping, restaurants, river walks, Studio Bell...

Living room 21.42 Ft x 31.42 Ft

Dining room 16.67 Ft x 14.83 Ft

Kitchen 22.33 Ft x 9.42 Ft

Other 8.17 Ft x 7.67 Ft

Primary Bedroom 15.67 Ft x 22.42 Ft

Other 7.83 Ft x 17.92 Ft

Laundry room 5.17 Ft x 3.75 Ft

Storage 6.58 Ft x 7.08 Ft

5pc Bathroom 12.50 Ft x 13.67 Ft

3pc Bathroom 9.92 Ft x 6.75 Ft

2pc Bathroom 5.92 Ft x 6.58 Ft

Other 5.42 Ft x 33.50 Ft

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Listing Presented By:



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Other 9.25 Ft x 6.75 Ft

Bedroom 12.08 Ft x 14.67 Ft

Other 11.92 Ft x 11.25 Ft

Other 6.50 Ft x 31.25 Ft

Other 5.25 Ft x 19.17 Ft

Other 8.00 Ft x 29.75 Ft