

# \$315,000 - 1206, 1188 3 Street Se, Calgary

MLS® #A2200913

**\$315,000**

1 Bedroom, 1.00 Bathroom, 506 sqft  
Residential on 0.00 Acres

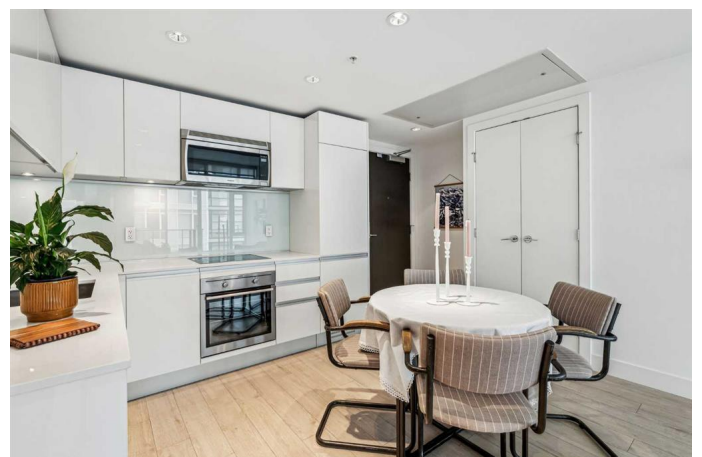
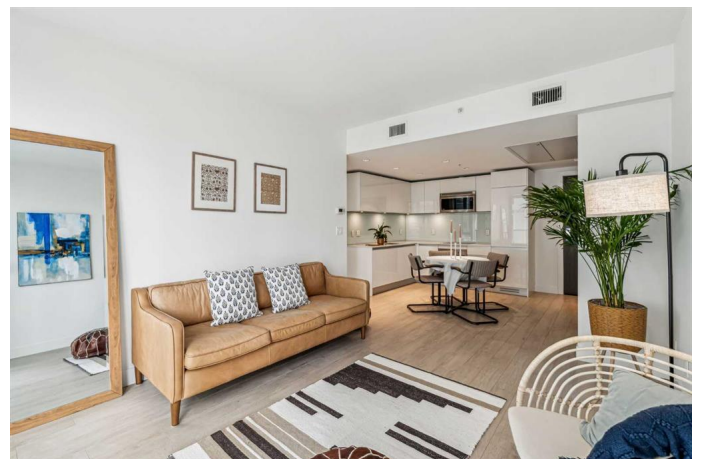
Beltline, Calgary, Alberta

Welcome to an exceptional home in Victoria Park where modern design meets unbeatable convenience. Located in the desirable south tower, this residence offers not only unobstructed city views but also a peaceful and quiet living experience thanks to its ideal orientation within the building—making it a great investment opportunity. Just a short walk from Downtown, East Village, Stampede Park, Inglewood, and the scenic Bow and Elbow Rivers, this home delivers the ultimate urban lifestyle.

The open-concept layout maximizes space and comfort. The Italian-imported Armony Cucine kitchen cabinetry pairs seamlessly with a professional-grade AEG induction cooktop, Blomberg bottom-mount fridge, and integrated Blomberg dishwasher, all set against sleek quartz countertops. Enjoy breathtaking views of the Calgary Tower from the oversized balcony—perfect for relaxing or entertaining.

Wide-plank laminate flooring flows throughout, adding warmth and durability. The spa-inspired bathroom features porcelain wall and floor tiles, a deep soaker tub, a large polished-edge mirror, and modern chrome fixtures. Additional highlights include a heated, secured parking stall, bike storage, and AirBnB-friendly policies, further enhancing its investment appeal.

Building amenities include a gym and yoga



studio, social club and garden terrace, dedicated workshop, and premium concierge service.

Built in 2016

### Essential Information

MLS® #	A2200913
Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	506
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1206, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### Amenities

Amenities	Bicycle Storage, Clubhouse, Elevator(s), Visitor Parking, Fitness Center, Secured Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	High Ceilings, Open Floorplan, Stone Counters
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Washer/Dryer, Window Coverings, Built-In Refrigerator, Induction Cooktop
Heating	Fan Coil

Cooling	Central Air
# of Stories	42

### **Exterior**

Exterior Features	Balcony, Uncovered Courtyard
Construction	Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	42
Zoning	DC

### **Listing Details**

Listing Office	Royal LePage Benchmark
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