

\$269,900 - 1103, 1188 3 Street Se, Calgary

MLS® #A2244263

\$269,900

1 Bedroom, 1.00 Bathroom, 396 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Wake up with the sun pouring through your EAST-FACING WINDOWS as the city slowly comes to life. Step onto your PRIVATE BALCONY with a hot cup of coffee from ZCREW CAFÉ—just a minute away—and watch the morning unfold. Inside, your home feels calm, clean, and modern. QUARTZ COUNTERTOPS glisten under the soft kitchen lighting, while the GLASS BACKSPLASH and BUILT-IN APPLIANCES give the space a polished, minimalist edge. VINYL FLOORING stretches beneath your feet. It's durable and stylish, bringing warmth and cohesion to the entire space. Whether you're cooking dinner, hosting game night, or unwinding after work, this home is designed for real life - simple, smart, and comfortable. On the weekends, you've got options. Walk over to VILLAGE ICE CREAM for a treat, or meet friends at TEN FOOT HENRY for dinner. Catch a concert at the SADDLEDOME, just two minutes away, or stroll to the BMO CENTRE or STUDIO BELL for an evening of live music and art. And when the new nearly \$1 BILLION SCOTIA PLACE ARENA opens next door, you'll be living right beside Calgary's newest landmark—an investment in both lifestyle and long-term value. Even with downtown at your doorstep, home still feels like a retreat. After a long day, drop your clothes into the IN-SUITE LAUNDRY, turn on the shower, add a few drops of essential oil, and let the steam wash the day away. It feels like a spa—because it



is. Want to move your body without leaving the building? The ON-SITE GYM has you covered. Need to fix something or build something new? The WORKSHOP is fully equipped with hand tools and workbenches for whatever youâ€™re working on. And in the summer, the GARDEN TERRACE is the perfect place to grill, host friends, or enjoy a quiet evening under the stars. This isnâ€™t just a condoâ€™itâ€™s your LAUNCHING PAD, your RECHARGE ZONE, and your CONNECTION TO EVERYTHING CALGARY HAS TO OFFER. Whether youâ€™re buying your first home or investing in a growing neighbourhood, this is a smart move in every sense. Book your showing today.

Built in 2016

Essential Information

MLS® #	A2244263
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	396
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1103, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1H7

Amenities

Amenities	Elevator(s), Fitness Center, Snow Removal, Trash, Visitor Parking, Party Room, Secured Parking, Workshop
Parking Spaces	1
Parking	Underground, Leased

Interior

Interior Features	No Animal Home, No Smoking Home, Walk-In Closet(s), Stone Counters, Elevator
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	25
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.