

# \$460,000 - 1402, 1188 3 Street Se, Calgary

MLS® #A2238119

**\$460,000**

2 Bedroom, 2.00 Bathroom, 741 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

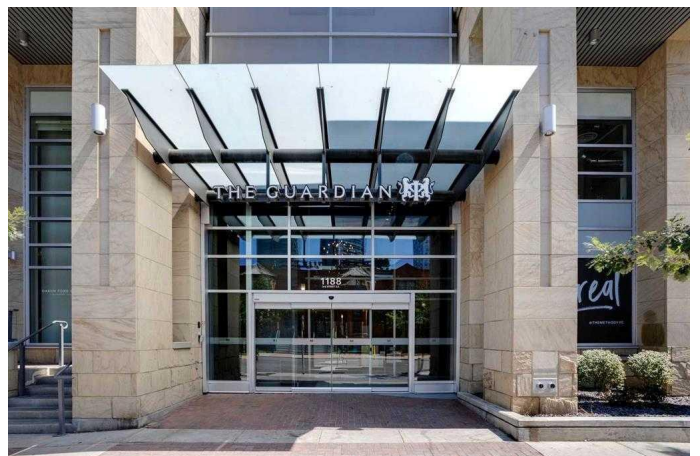
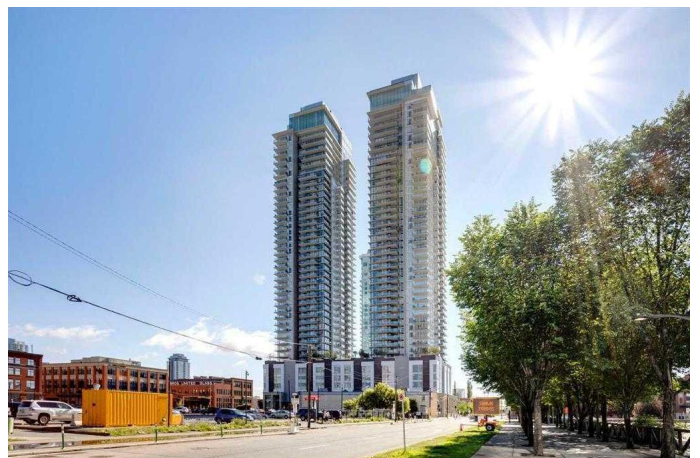
WOW! Welcome to your new Oasis! This home boasts a TON of natural sunlight with a southeast exposure and HUGE floor-to-ceiling windows. When you enter you will be greeted with a beautiful entryway for you to kick off your boots and give your feet a rest. If you can't make it any further the bedroom is just a couple steps away for you to flop down and rest your tired eyes! Down the hall you'll find the in-suite laundry and the spacious main bath. The primary bedroom and spa-like 4pc ensuite are tucked in the corner of the home to give you a wide open kitchen, dining, and living area that are perfect for entertaining or just enjoying the 333 days of Calgary sunshine! This unit has tons of storage but it also comes with its own storage locker in case you have more things! With your titled underground heated parking stall you will never have to worry about Alberta winters. This building is well managed and has a huge fitness center, guest suite, concierge, security... you name it! Everything you could need is in walking distance from grocery stores, to parks, to casinos, and even Stampede Grounds! Don't miss your chance to own this beautiful corner unit in the BEST location in Calgary.

Built in 2016

## Essential Information

MLS® #

A2238119



Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	741
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1402, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1H7

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Gated, Heated Garage, Parkade, Secured, Titled, Underground

### Interior

Interior Features	Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Induction Cooktop
Heating	Forced Air
Cooling	Central Air
# of Stories	44

### Exterior

Exterior Features	Balcony
Lot Description	City Lot

Construction            Concrete

**Additional Information**

Date Listed            July 9th, 2025  
Days on Market        3  
Zoning                 DC (pre 1P2007)

**Listing Details**

Listing Office           eXp Realty

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