



THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #4101, Calgary T2G 1H7

MLS® #: **A2093174**

Area: **Beltline**

Listing Date: **11/17/23**

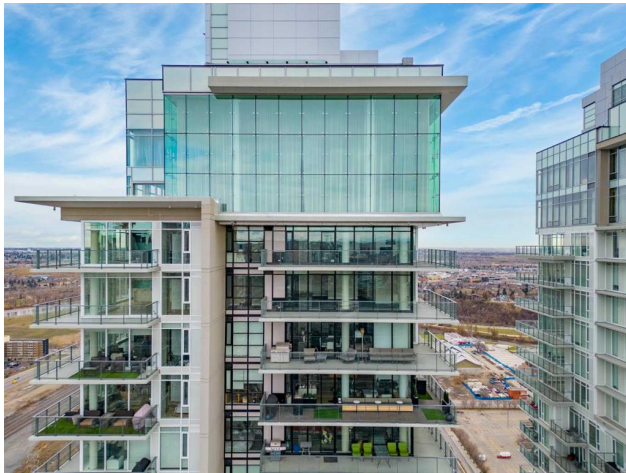
List Price: **\$1,088,000**

Status: **Active**

County: **Calgary**

Change: **-\$202k, 23-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,545**
Low Sqft:
Ttl Sqft: **1,545**

DOM

184

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Membrane**

Heating: **Fan Coil**

Sewer:

Ext Feat: **Uncovered Courtyard**

Construction:

Concrete

Flooring:

Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings

Int Feat:

Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7' 2" x 4' 8"	5pc Ensuite bath	Main	7' 2" x 14' 4"
5pc Ensuite bath	Main	7' 6" x 8' 5"	Bedroom	Main	11' 7" x 14' 3"
Den	Main	9' 6" x 13' 11"	Dining Room	Main	7' 1" x 14' 0"
Foyer	Main	4' 10" x 11' 0"	Kitchen	Main	9' 1" x 14' 0"

Living Room Storage	Main Main	14`3" x 15`0" 5`0" x 5`6"	Bedroom - Primary Walk-In Closet	Main Main	15`5" x 18`9" 15`5" x 7`6"
Legal/Tax/Financial					
Condo Fee: \$1,447		Title: Fee Simple Fee Freq: Monthly		Zoning: DC (pre 1P2007)	
Legal Desc:	1512348	Remarks			
Pub Rmks:	Welcome to The Guardian, Calgary's prestigious and TALLEST residential tower. Be the first to have the unique opportunity to reside in this NEVER BEEN LIVED IN UNIT on the 41st floor. This luxurious 2 bed + den, 2.5 bath, 1545 sqft sub penthouse features 9'6" HIGH CEILINGS. Prepare to be mesmerized by the stunning unobstructed views of both the Calgary skyline and majestic mountains. The unit boasts thermal efficient floor to ceiling windows, allowing for spectacular views and an abundance of natural light to fill the space. The modern and sleek kitchen is a chef's dream, equipped with integrated built-in luxury European appliances, perfect for cooking your meals. Indulge in the design of Armony Cucine cabinetry from Italy with sophisticated silent suppression closing system in the kitchen and both ensuites. The den provides a seamless blend of functionality and style, making it perfect for those who work remotely or desire the additional versatile space. Both ensuites include travertine tiles, a rain shower head, a fixed jet hand shower bar and a relaxing soaker tub to unwind within the comfort of your own home. The Guardian offers an impressive array of amenities to enhance your lifestyle. Stay active with access to the contemporary gym, yoga studio and workshop space for your creative projects, all located on the 6th floor. The social lounge on the 7th floor is another area to relax and entertain which also opens onto the outdoor terrace. Parking is a breeze with the option to own additional titled underground parking stalls, available for purchase at an alluring price. Convenience is at your fingertips, with ZCREW Café located on the main floor. Just steps away is the new community space with the sport courts, off-leash dog park and EV charging stations. This property offers access to plenty of entertainment options, restaurants, bike paths, and the iconic Stampede grounds. With the upcoming new event center in the vicinity, the possibilities for enjoyment are endless. Check out the VIRTUAL TOUR to envision the extraordinary lifestyle that could soon be yours. Book an appointment today to experience the glamour of this remarkable unit.				
Inclusions:	N/A				
Property Listed By:	REAL BROKER				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

