



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #2304, Calgary T2G 1H8

MLS® #: **A2108628**

Area: **Beltline**

Listing Date: **03/07/24**

List Price: **\$485,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **748**
Low Sqft:
Ttl Sqft: **748**

DOM

73

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall,Tandem

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Cooktop,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|
| Entrance | Main | 4`7" x 7`4" |
| 3pc Bathroom | Main | 7`7" x 4`11" |
| Balcony | Main | 11`1" x 5`5" |
| Dining Room | Main | 11`11" x 6`1" |
| Bedroom - Primary | Main | 9`9" x 9`11" |
| Balcony | Main | 5`4" x 12`9" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|----------------------|
| Laundry | Main | 3`0" x 2`10" |
| Bedroom | Main | 10`0" x 9`10" |
| Kitchen | Main | 11`1" x 10`1" |
| Living Room | Main | 8`8" x 9`10" |
| 4pc Ensuite bath | Main | 7`10" x 4`11" |

Legal/Tax/Financial

Condo Fee:
\$581

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1611563**

Remarks

Pub Rmks: **Beautiful CORNER unit at the Guardian - Calgary's tallest residential building, with panoramic city and river views. This incredible 2-bedroom, 2-bath unit is situated on the 23th floor and includes one TITLED TANDEM PARKING stall and assigned storage locker. Barely lived in, this unit is in PRISTINE CONDITION and move-in ready. This home has an open functional floor plan, wrap-around corner views to the north and the east, and TWO SPACIOUS BALCONIES. The kitchen is equipped with built-in German appliances, and a sleek modern kitchen perfect for cooking and entertaining. Floor to ceiling windows span the entire width of the suite, offering a bright airy space during the day and the ambiance of city lights at night. The primary suite is located away from the 2nd bedroom and has a walk-in closet and 4pc ensuite. The building also includes extensive amenities such as a state-of-the-art gym, workshop, social room with garden terrace, 24-hour security & concierge. Conveniently located in the Beltline community of downtown Calgary within close proximity to Downtown, the Stampede grounds, Central Public Library, River walk and parks, Sunterra Market, and the LRT. Enjoy the convenience and excitement of downtown living, while taking advantage of the ultimate opportunity to get invested into a rising neighborhood. Additional parking stall available for purchase.**

Inclusions: **n/a**
Property Listed By: **Rhinorealty**

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







