



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #3307, Calgary T2G 1H8

MLS®#: **A2121347**

Area: **Beltline**

Listing Date: **04/11/24**

List Price: **\$550,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 10-May**

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: **823**
Low Sqft:
Ttl Sqft: **823**

DOM

38
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat: **Parkade,Tandem,Titled,Underground**

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Storage**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`2" x 8`6"	Dining Room	Main	10`10" x 9`0"
Living Room	Main	15`0" x 11`6"	Laundry	Main	5`0" x 2`6"
Bedroom - Primary	Main	10`2" x 9`10"	Bedroom	Main	9`10" x 9`6"
3pc Bathroom	Main	7`4" x 5`0"	4pc Ensuite bath	Main	8`2" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$649

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Legal Desc:	1611563	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Incredible opportunity to invest now or for the future! 33 FLOOR CORNER UNIT! 2 BED 2 BATH 2 PARKING! Enjoy the breathtaking 180 DEGREE CITY VIEWS! Sleek modern finishings, high ceilings, functional open floorpan, and high end amenities. Or think about the future and all this location of the city will offer as the new ENTERTAINMENT DISTRICT is developed. Or for the savvy investor! Take advantage of the exceptional short term rental opportunity this building supports. So many options for now or in the future! The Guardian is one of Calgary's most distinguished buildings. Concrete construction, 3 high speed elevators, and amenities include 24 hour concierge, fitness centre, yoga studio, workshop, social/rec lounge, and a spacious garden terrace. You'll immediately be impressed by this corner unit, 2 bed, 2 bath on the 33rd floor. The views are unbelievable throughout the entire space with the floor to ceiling windows. Spacious open floorplan, and PRIVATELY FUNCTIONAL with bedrooms on either side of the unit, both with full bathrooms (3 pce bath and 4 pce ensuite bath). Tons of space for living, dining, and entertaining. The large sit up island has enough space for 4+ seats, and the room still has additional space for a large dining room table and chairs. Walkout to your large west facing balcony to enjoy incredible sunsets, and bbq all summer long. Just a few minutes walk to the Stampede grounds, Saddledome, and new BMO Centre. Tons of trendy restaurants, coffee shops, shopping, and entertainment just minutes away. Unit comes with TITLED PARKING for 2 vehicles (tandem) and an additional ASSIGNED STORAGE Unit. Don't miss this one!</p>		
Inclusions:	N/A		
Property Listed By:	Charles		

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









