



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #805, Calgary T2G 1H8

MLS®#: **A2122963**

Area: **Beltline**

Listing Date: **05/15/24**

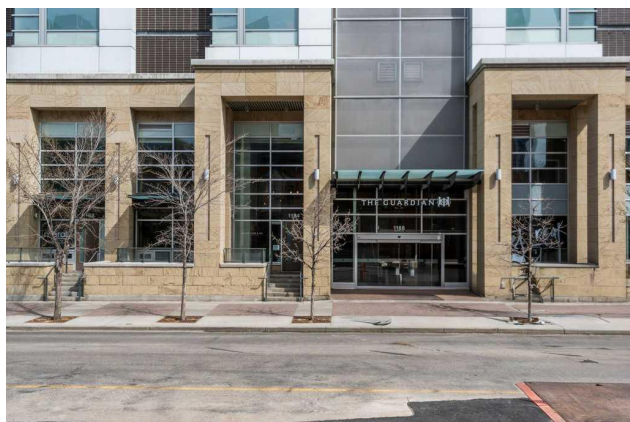
List Price: **\$364,900**

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:

Access:

Lot Feat:

Park Feat:

**Residential
Apartment
Calgary
2016**

Finished Floor Area

Abv Sqft: **496**

Low Sqft:

Ttl Sqft: **496**

Parkade, Underground

DOM

46

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:

Heating: **Fan Coil, Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete, Stone

Flooring:

Ceramic Tile, Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Oven, Dishwasher, Electric Cooktop, Garburator, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings

Int Feat:

No Animal Home, No Smoking Home, Quartz Counters

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|----------------------|--------------------------|--------------|---------------------|
| Living Room | Main | 11`0" x 13`0" | Dining Room | Main | 8`10" x 6`5" |
| Kitchen | Main | 9`3" x 8`0" | Bedroom - Primary | Main | 9`8" x 12`2" |
| 4pc Bathroom | Main | 5`9" x 7`7" | Laundry | Main | 2`7" x 2`10" |
| Balcony | Main | 11`4" x 7`1" | | | |

Legal/Tax/Financial

Condo Fee:

\$467

Title:

Fee Simple

Zoning:

DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **1611563**

Remarks

Pub Rmks: **Situated in the heart of Downtown Calgary!!! Own this fantastic move-in ready 1-bedroom, 1-bathroom condo or use as an exceptional investment opportunity for tapping into the short-term rental market; with proper board approval in place!!! Located in South Tower of the Guardian buildings. Steps from the popular Stampede ground, BMO convention center, cafes, Sunterra market, Central library, restaurants, nightlife with easy access to the LRT, river pathways and much, much more to discover. Floor-to-ceiling windows in the living room and bedroom creates bright open space. Contemporary European style kitchen featuring sleek cabinetry, glass backsplash, quartz counters, under cabinet lighting and stainless steel appliance package offering integrated refrigerator and dishwasher. Take a look at the impressive views from your balcony... the iconic Calgary Tower, Calgary Downtown and city skyline!! Additional features include insuite laundry, central A/C, titled underground parking and separate assigned storage locker. The Guardian offers full amenities including 24hr Concierge, fully loaded gym, resident's lounge, garden terrace, bike storage room, workshop and visitor parking (Pay and park). Quick possession is available.**

Inclusions:
Property Listed By: **None
Real Estate Professionals Inc.**

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





