



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #3504, Calgary T2G 1H7

MLS® #: **A2131889**

Area: **Beltline**

Listing Date: **05/14/24**

List Price: **\$475,900**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 13-Sep**

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: **770**
Low Sqft:
Ttl Sqft: **770**

DOM

137
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Underground**

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Electric Cooktop,Electric Oven,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Elevator,Granite Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 10`4"
Kitchen	Main	12`11" x 9`4"
Balcony	Main	11`0" x 5`5"
4pc Ensuite bath	Main	7`9" x 4`11"
Laundry	Main	2`11" x 2`8"

Room	Level	Dimensions
3pc Bathroom	Main	7`6" x 4`10"
Bedroom - Primary	Main	9`10" x 9`9"
Dining Room	Main	9`9" x 8`1"
Bedroom	Main	10`0" x 9`11"
Balcony	Main	13`0" x 5`3"

Legal/Tax/Financial

Condo Fee:
\$580

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1611563**

Remarks

Pub Rmks: **A great opportunity to own an apartment in a prestige building in downtown Calgary. AIRBNB friendly, this beautiful unit is on the 35th floor offering a breath taking views of the city, (2) two bedrooms, (2) two bathrooms, corner unit with two balconies, in suite laundry, in the prestigious Guardian, the floor to ceiling windows offer a panoramic view with an abundance of natural light during the day and an incredible views of the city night lights, the two balconies offer an ample space for your BBQ with a gas line, furniture are negotiable, this building offers many services which includes, concierge services, security, yoga studio, gym, social lounge opening onto a garden terrace and an under ground parking, located steps away from restaurants, stamped ground, Saddledome, shopping and much more, don't miss this opportunity to own an investment property.**

Inclusions: **NA**
Property Listed By: **First Place Realty**

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











