



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #702, Calgary T2G 1H8

MLS® #: **A2137508**

Area: **Beltline**

Listing Date: **06/11/24**

List Price: **\$500,000**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 11-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **736**
Low Sqft:
Ttl Sqft: **736**

DOM

163
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Secured,Stall,Tandem,Titled,Underground

Utilities and Features

Roof: **Membrane**

Heating: **Fan Coil,Natural Gas**

Sewer:

Ext Feat: **Barbecue,Fire Pit,Uncovered Courtyard**

Construction:

Concrete

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Garburator,Induction Cooktop,Microwave,Range Hood,Washer,Window Coverings

Int Feat:

Built-in Features,High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Soaking Tub,Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`11" x 4`11"	4pc Ensuite bath	Main	7`11" x 4`11"
Bedroom	Main	9`6" x 12`11"	Dining Room	Main	8`7" x 10`1"
Kitchen	Main	12`3" x 17`1"	Balcony	Main	39`2" x 17`8"
Bedroom - Primary	Main	12`4" x 9`9"			

Legal/Tax/Financial

Condo Fee:

\$723

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

DC (pre 1P2007)

Legal Desc: 1611563

Remarks

Pub Rmks: **Welcome to The Guardian South, Calgary's TALLEST residential tower. Once you step into this elegant 2 bed & 2 bath corner unit, you will notice the abundance of natural lighting and the HIGH 9.5' CEILINGS which is a foot higher than other units in the building. Discover the essence of relaxation and entertainment as you step onto your MASSIVE wrap-around balcony with 782 square feet of private outdoor patio space. Just imagine the extraordinary unobstructed views of the vibrant fireworks during Stampede from your private space as you host gatherings or unwind after a long day against Calgary's backdrop. The modern kitchen is a culinary masterpiece, with seamlessly integrated European appliances that redefine convenience and style. Indulge in the design of Armony Cucine cabinetry from Italy, boasting a sophisticated silent suppression closing system in both bathrooms and the kitchen. Your everyday rituals will transform into moments of sheer luxury with the induction cooktop, featuring a modern touchscreen control that guarantees seamless cooking experiences and effortless cleanups. Experience a lifestyle enriched by an array of amenities - from the welcoming concierge to the well-equipped gym, invigorating yoga studio, social lounge and a versatile workshop catering to your creative projects. Pixel Park is just steps away which includes a skateboard plaza, pickleball and basketball courts, an off-leash dog park and EV charging stations. This property also offers proximity to plenty of entertainment options, restaurants, bike paths, the iconic Stampede grounds and the new BMO centre. With Calgary's upcoming new arena in the vicinity, the possibilities for enjoyment are endless. Check out the VIRTUAL TOUR and book an appointment to view your new home today!**

Inclusions: N/A
Property Listed By: Real Broker

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













