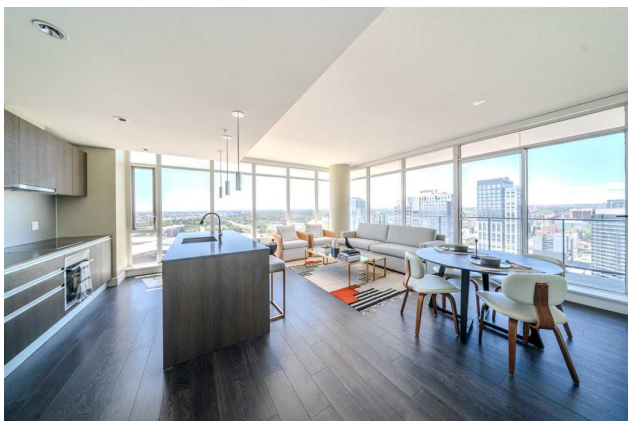


1188 3 Street #3009, Calgary T2G 1H8

MLS®#: **A2141327** Area: **Beltline** Listing Date: **06/13/24** List Price: **\$560,000**
 Status: **Active** County: **Calgary** Change: **-\$48k, 19-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:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **936**
 Low Sqft:
 Ttl Sqft: **936**

Parkade, See Remarks, Stall, Tandem, Titled, Underground

DOM

107
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`8" x 11`1"	Walk-In Closet	Main	6`5" x 4`7"
Living/Dining Room Combination	Main	18`0" x 12`8"	4pc Ensuite bath	Main	4`11" x 7`8"
Kitchen With Eating Area	Main	8`3" x 11`11"	Balcony	Main	6`1" x 19`4"
Laundry	Main	5`8" x 2`11"	Entrance	Main	4`1" x 11`7"
3pc Bathroom	Main	4`11" x 7`9"	Bedroom	Main	10`4" x 11`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$700

Fee Simple
Fee Freq:
Monthly

DC (pre 1P2007)

Legal Desc: 1611563

Remarks

Pub Rmks: **Rarely available and most sought-after floorplan at the Guardian II - This is the sun-drenched corner 2-Bedroom with views south and west. INCREDIBLE UNOBSTRUCTED HIGH FLOOR VIEWS to the city skyline, Rocky Mountains, and over Stampede Park. The home has two spacious bedrooms, two bathrooms, and TITLED extra-wide TANDEM PARKING and included storage unit. This home is the epitome of modern elegance - beautiful Italian Armony Cucine cabinets in the kitchens and matching CUSTOM UPGRADED CLOSETS in both bedrooms. Upscale stylish finishes all around, including matte aluminium backsplashes, quartz countertops, and sleek integrated appliances in the kitchen. The well-proportioned open-concept living room has show stopping views with two walls of floor to ceiling windows - imagine the glowing sunsets over the mountains, the twinkle of the city skyline as far as the eye can see, and a front row seat to the stampede fireworks. The SPACIOUS BALCONY faces west and spans the whole width of the living room, perfect for lounging and outdoor dining. 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 within in close proximity to Downtown, the Stampede grounds, Central Public Library, the Riverwalk and the LRT. Walkable to all your daily requirements - a wonderful brunch / coffee shop is located in the building, a brand new dog park and Tesla super charger is across the street, and supermarket only a block away. Your location speaks volumes for the value of this property. This is the ultimate opportunity to get invest into a rising neighbourhood.**

Inclusions: n/a
Property Listed By: Rhinorealty

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



