



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1122 3 Street #3509, Calgary T2G 1H7**

MLS®#: **A2145414**

Area: **Beltline**

Listing Date: **06/28/24**

List Price: **\$580,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **908**  
Low Sqft:  
Ttl Sqft: **908**

DOM

**7**

Layout

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

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Parkade,Secured,Stall,Tandem,Titled,Underground**

Utilities and Features

Roof: **Membrane**  
Heating: **Fan Coil,Natural Gas**  
Sewer:  
Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>5` 0" x 7` 8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5` 1" x 7` 10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12` 10" x 10` 6"</b>	<b>Foyer</b>	<b>Main</b>	<b>15` 9" x 4` 2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11` 7" x 8` 11"</b>	<b>Living Room</b>	<b>Main</b>	<b>17` 7" x 11` 7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10` 11" x 15` 8"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$759**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC (pre 1P2007)**

Monthly

Legal Desc: 1512348

Remarks

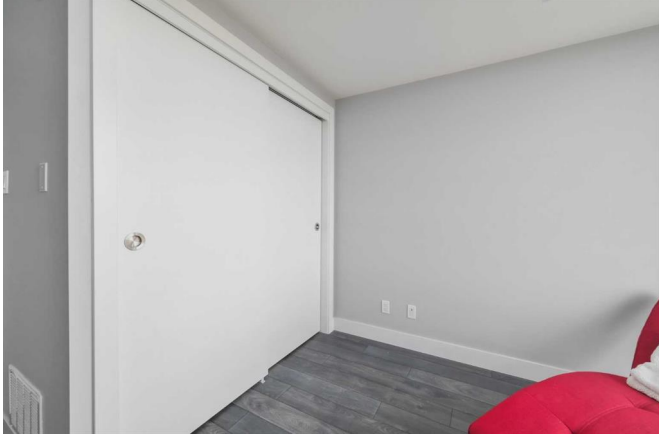
Pub Rmks: **INCREDIBLE SKYLINE & MOUNTAIN VIEWS - PRIME LOCATION - PRIVATE CORNER UNIT - apartments like these do not come up often. Located on the 35th floor in The Guardian North Tower, enjoy expansive city and mountain views from almost every room. This is a great buy for the ultimate downtown lifestyle and future investment as it's perfectly located by the new upcoming event centre and Calgary's up and coming culture and entertainment district project. This project will consist of four million sqft of new mixed-use development. Book a showing with your favorite Realtor and see for yourself. This apartment offers 2 generous sized bedrooms, 2 full bathrooms, in-suite laundry, storage locker and a tandem parking stall for TWO vehicles. The neutral color scheme creates a bright and airy feel, while the floor-to-ceiling windows showcase the city's energy. Whether you're in your living room or on the large balcony, enjoy true privacy as there are no other apartment looking into your unit from the front or the side. The kitchen boasts quartz counter tops, a large island, top-of-the-line stainless steel appliances, and modern lighting and a ton of natural light. The building offers 24/7 concierge, a proper gym, and secure heated tandem parking for your vehicles (TITLED PARKING IS \$114.49/M). Sunterra Market and Superstore is close by for groceries, and ZCREW Café is right outside your door for your morning coffee fix. Plus, this corner unit offers a front-row seat to the excitement of the Calgary Stampede every year. Don't miss your chance to have the best view an apartment has to offer. Book a showing with your favorite Realtor today!**

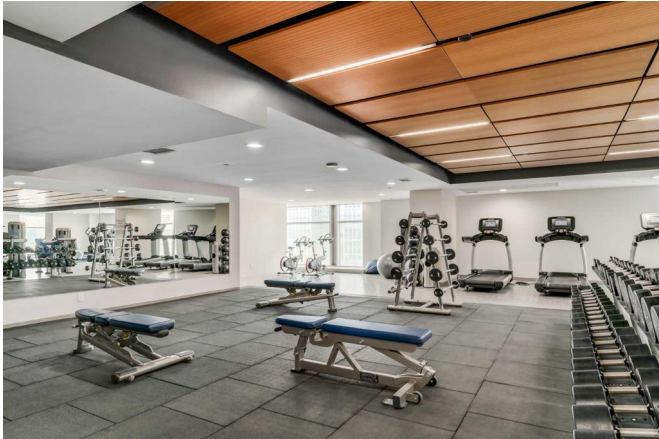
Inclusions: N/A  
Property Listed By: Real Broker

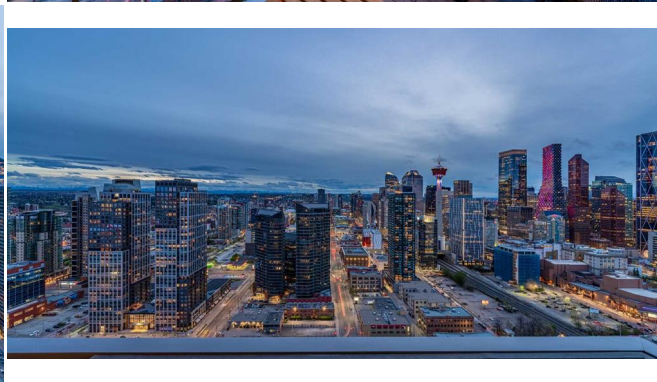
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**3509-1122 3 St SE, Calgary, AB**

Main Floor Exterior Area 975.16 sq. ft.  
Interior Area 908.57 sq. ft.



0 3 6 ft

PREPARED: 2024/05/16



While regions are excluded from total floor area in GACDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.