



THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #2905, Calgary T2G 1H7

MLS® #: **A2149401**

Area: **Beltline**

Listing Date: **07/13/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 18-Jul**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **498**

Low Sqft:

Ttl Sqft: **498**

Lot Information

Lot Sz Ar: **498 sqft**

Lot Shape:

DOM

65

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

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

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat: **See Remarks**

Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof: **Rubber**
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`1" x 11`4"	Bedroom	Main	11`11" x 9`8"
Kitchen With Eating Area	Main	11`2" x 14`4"	4pc Bathroom	Main	7`9" x 5`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$482

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: **1512348**

Remarks

Pub Rmks: **This beautiful 29th Floor with a fantastic view in desirable Guardian Condo. What more can you ask for!! Floor to Ceiling Windows to take in the Beautiful Views of the Saddledome, & Downtown. Nice size balcony to enjoy the ambiance of the city lights. This one bedroom one bath unit with insuite laundry has it's own titled underground secure parking stall. The fitness / yoga room is absolutely fantastic. This unit is finished very nicely with upgraded appliances & cabinetry. There is a Storage Locker those seasonal items, plus secure bike storage & lots of visitor parking. Close to LRT, Walking distance to some of the best entertainment facilities that Calgary has to offer. A true must see!**

Inclusions: **n/a**

Property Listed By: **TREC The Real Estate Company**

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