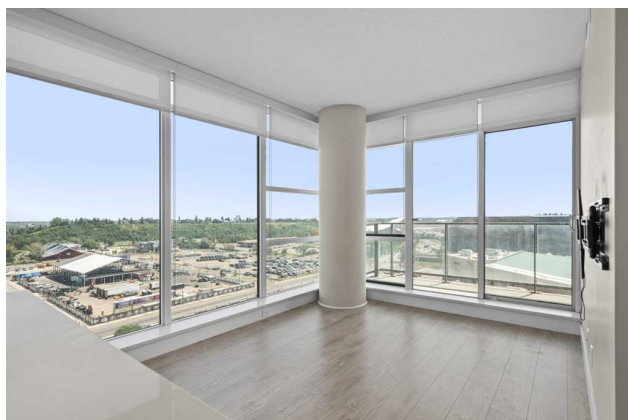


**1188 3 Street #1202, Calgary T2G 1H8**

MLS® #: **A2150814** Area: **Beltline** Listing Date: **07/19/24** List Price: **\$480,000**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 08-Aug** 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: **754**  
 Low Sqft:  
 Ttl Sqft: **754**

DOM

**59**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat:  
 Park Feat: **Enclosed, Parkade, Stall, Titled**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony, Garden**  
 Construction: **Concrete**  
 Flooring: **Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`2" x 8`8"	Kitchen With Eating Area	Main	17`5" x 12`2"
Living Room	Main	10`4" x 9`1"	Bedroom - Primary	Main	9`9" x 12`8"
4pc Ensuite bath	Main	4`11" x 7`11"	Bedroom	Main	12`10" x 9`6"
3pc Bathroom	Main	4`11" x 8`0"	Balcony	Main	13`4" x 5`7"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

**\$638**

**Fee Simple**

**DC (pre 1P2007)**

Fee Freq:

**Monthly**

Legal Desc: **1611563**

Remarks

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Pub Rmks: **Welcome to The Guardian! This unit is completely bathed in natural light with floor to ceiling windows and stunning views from every room (don't worry it also has central air!) The spacious kitchen has built-in refrigerator and dishwasher, electric cooktop and built-in oven and neutral quartz countertops with a modern glass backsplash. The first bedroom is off the entrance and conveniently across the hall from a 3 piece bath with that same gorgeous quartz, ceramic flooring and a glass stall shower. The kitchen, dining and living areas are all open making this a great space for entertaining friends! The south balcony offers more stunning views of the Stampede grounds, Saddledome, BMO Centre and the Elbow River! The primary bedroom like the rest has amazing views, double closets and a 4 piece ensuite bath. The building comes with tons of great amenities, including a fitness centre and lounge/games room, 24 hour concierge and outdoor garden terrace. Steps away from shopping, restaurants, coffee shops and entertainment! This building also allows Airbnb's (with approval) if you're looking to generate some additional income! This condo boasts a titled interior parking stall above ground as well as an assigned storage locker on the 2nd floor apart from the condo (ideal for seasonal items or bulk purchases) and bike storage on P1. Book your showing today!**

Inclusions: **Cabinet over the toilet, window coverings, unit keys x 2, mail keys x 2, key fobs x 2**

Property Listed By: **RE/MAX First**

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