



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #1701, Calgary T2G1H8

MLS®#: **A2156032** Area: **Beltline** Listing Date: **08/08/24** List Price: **\$355,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **Underground**

Finished Floor Area

Abv Sqft: **507**
 Low Sqft:
 Ttl Sqft: **507**

DOM

41
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Range,Microwave,Microwave Hood Fan,Washer/Dryer,Window Coverings**
 Int Feat: **Quartz Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`9" x 9`7"	4pc Bathroom	Main	5`10" x 7`9"
Living Room	Main	11`1" x 12`10"	Balcony	Main	11`0" x 7`7"
Laundry	Main	2`8" x 2`11"	Eat in Kitchen	Main	12`1" x 11`2"
Entrance	Main	5`0" x 6`10"			

Legal/Tax/Financial

Condo Fee: **\$410** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **1611563**

Remarks

Pub Rmks: **Welcome to luxurious urban 1 bed 1 bath corner unit. The unit offers beautiful open views, beautiful sunsets and Canadian Rockies, located in Calgary's Downtown Entertainment District. With south exposure and underground parking, this condo is perfect for investors looking for long or short term rentals and first time buyers! The Guardian Towers offer an amenity rich lifestyle with state of the art gym, social club, outdoor terrace, workshop and an abundance of visitor parking. Located in a prime downtown location with easy access to the the beautiful updated BMO Centre, Saddledome, shops, restaurants and bars, this condo is ideal for those seeking an urban lifestyle. Don't miss out on this opportunity to live in one of Calgary's vibrant communities - Book your showing today!**

Inclusions: **none**
Property Listed By: **Grand Realty**

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