



THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #3503, Calgary T2G 0E7

MLS®#: **A2158298**

Area: **Beltline**

Listing Date: **08/15/24**

List Price: **\$299,900**

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:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **439**
Low Sqft:
Ttl Sqft: **439**

DOM

34

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garburator, Microwave, Range Hood, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 5`1"
Kitchen	Main	10`6" x 10`7"

Room	Level	Dimensions
Bedroom	Main	8`3" x 10`5"
Living Room	Main	10`6" x 10`7"

Legal/Tax/Financial

Condo Fee:
\$425

Title: **Fee Simple**
Fee Freq:

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

Legal Desc:

1512348

Monthly

Remarks

Pub Rmks:

Welcome to this exquisite one-bedroom condo in The Guardian, one of Calgary's most coveted residential towers. Situated in the dynamic Beltline district, this contemporary unit offers stunning views of the city and river, paired with modern finishes and a thoughtfully designed open-concept layout that prioritizes both comfort and style. The kitchen is equipped with high-end appliances, quartz countertops, and sleek cabinetry, seamlessly connecting to the living area—an ideal space for entertaining or relaxing. The spacious bedroom is bathed in natural light from large windows, while the elegant bathroom features premium fixtures and finishes. Additionally, the unit includes a titled underground parking space, in-suite laundry, ample storage, and a generously sized private balcony that provides sweeping views of the downtown skyline and the river. Residents of The Guardian enjoy access to an array of exclusive amenities, including a state-of-the-art fitness center, social lounges, a garden terrace, 24-hour security, and more. With its prime location just steps from shopping, dining, entertainment, the Saddledome, and the Stampede grounds, this condo offers the perfect blend of luxury and urban living. Experience the finest in Calgary living with this exceptional one-bedroom condo at The Guardian. Book your private showing today!

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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







