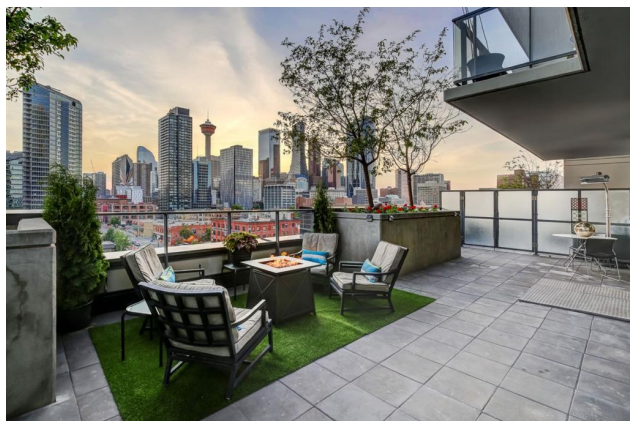


1122 3 Street #707, Calgary T2G 1H7

MLS®#: **A2158982** Area: **Beltline** Listing Date: **08/22/24** List Price: **\$525,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **831**
 Low Sqft:
 Ttl Sqft: **831**

Tandem,Titled,Underground

DOM

27
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Courtyard,Storage**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Oven,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,High Ceilings,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`1" x 15`1"	Kitchen	Main	15`9" x 9`7"
Dining Room	Main	11`5" x 7`10"	Bedroom - Primary	Main	13`8" x 10`0"
4pc Ensuite bath	Main	4`10" x 8`1"	Bedroom	Main	9`4" x 9`11"
3pc Bathroom	Main	4`11" x 7`6"			

Legal/Tax/Financial

Condo Fee: **\$818** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **1512348**

Remarks

Pub Rmks: **Love living downtown but missing the outdoor space? This SW corner terrace unit has it all; a rare find wrap around 685 sqft terrace with an incredible view of downtown. This corner layout has everything that you need. 7th floor features 10' ceilings, offering the feeling of spaciousness & bright floor-to-ceiling windows bring the outside in. Sleek modern kitchen with built-in appliances, quartz countertop, and a microwave shelf to free up your counters. Upgraded closet built-ins in primary bedroom to maximize your space in condo living, primary with 4 pc ensuite. Titled indoor tandem parking is rare to find, located on the 4th level above ground, next to elevator doors with natural light coming into the parkade through shaded windows. Perfect location for the urban professional, walking distance to Saddledome, pathways, downtown, c-train, shops, restaurants & all amenities.... The Guardian features a concierge, fitness centre, social lounge, workshop, common area garden terrace with BBQ, and visitor parking. The lounge can be booked for private functions & features two TVs, a ping-pong table, a large dining table, comfortable couches, kitchen with full-size fridge, sink, microwave and plenty of counter space. The gym is located directly below the unit & parking is just 3 floors below. Don't like waiting for an elevator? No problem, just walk down (or up) directly outside. Don't miss the opportunity to enjoy the garden terrace!**

Inclusions: **N/A**
Property Listed By: **Century 21 PowerRealty.ca**

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