

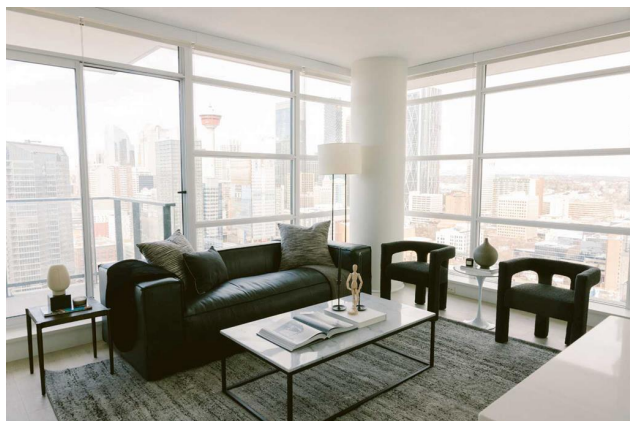


THE A-TEAM

RE/MAX FIRST

1188 3 Street #2307, Calgary T2G 1H8

MLS®#: A2160756 Area: Beltline Listing Date: 09/05/24 List Price: \$510,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2016
Finished Floor Area: 857
Abv Sqft: 857
Low Sqft:
Ttl Sqft: 857

Access:
Lot Feat:
Park Feat: Parkade, Stall, Tandem, Titled, Underground

DOM

13
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: High-Rise (5+)

Parking

Ttl Park: 2
Garage Sz:

Utilities and Features

Roof:
Heating: Fan Coil
Sewer:
Ext Feat: Balcony
Construction: Concrete
Flooring: Laminate, Tile
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Int Feat: Kitchen Island, Open Floorplan, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Ensuite bath, Balcony, 3pc Bathroom, Entrance, Dining Room, Bedroom - Primary, Bedroom, Laundry, Kitchen, Living Room.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$649

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: **1611563**

Remarks

Pub Rmks: **Welcome to the Guardian South Tower, where city living meets luxury. Beautiful PANORAMIC CITY VIEWS from this rare and highly sought after west-facing corner two bedroom, two bathroom nearest to Calgary's Stampede park with new development underway, in THE GUARDIAN SOUTH tower. This NW corner unit boasts floor to ceiling windows showcasing one of Calgary's most magnificent views amplified by stepping out onto the huge balcony. Highly efficient floor plan has less wasted hallway space and more functional living space. The fully equipped kitchen features a top-of-the-line European appliance package, gleaming quartz counters, and ample cabinet space, making it easy to whip up delicious meals for your guests. The primary bedroom boasts a large closet and a 4-piece ensuite bathroom. Second spacious bedroom, another 3-piece bath, and in-suite laundry complete this unit. This amazing condo also comes with a TITLED TANDEM underground parking stall, providing convenient and secure parking, while 24-hour security ensures your safety and peace of mind. Outstanding amenities include a gym and yoga studio, workshop on the 6th floor, social club, garden terrace on the 7th floor, and concierge service - everything you need for a comfortable and luxurious lifestyle. Plus, you'll be close to trendy restaurants, shopping and so much more. Don't miss out on an amazing opportunity to live in the heart of the city in style and comfort.**

Inclusions: **n/a**
Property Listed By: **Rhinorealty**

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