



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #2305, Calgary T2G 1H8

MLS®#: **A2160767**

Area: **Beltline**

Listing Date: **09/05/24**

List Price: **\$330,000**

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

Abv Sqft: **501**

Low Sqft:

Ttl Sqft: **501**

DOM

89

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Tandem,Titled,Underground

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**

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|-------|---------------|-------------------|-------|--------------|
| Entrance | Main | 5`0" x 10`5" | Kitchen | Main | 9`2" x 10`5" |
| Living Room | Main | 11`2" x 13`1" | Bedroom - Primary | Main | 9`8" x 9`7" |
| Laundry | Main | 2`7" x 2`11" | Balcony | Main | 11`0" x 6`7" |
| 4pc Bathroom | Main | 5`9" x 7`8" | | | |

Legal/Tax/Financial

Condo Fee:
\$507

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **1611563**

Remarks

Pub Rmks: **Fabulous 1-bedroom unit to call home at The Guardian, Calgary's tallest residential building. This home has an AMAZING LAYOUT and finishes - the bright open-concept living space is spacious and kitchen is outfitted with beautiful modern gloss lacquer Italian kitchen cabinets and integrated appliances, and sleek and durable quartz countertops perfect for cooking and entertaining. The home is complete with in-suite laundry with stacked washer and dryer. Located on the 23th floor, there are wonderful views of the downtown skyline and an expansive balcony. Unit is IMPECCABLY-MAINTAINED and move-in ready; includes one TITLED TANDEM PARKING stall and assigned storage locker. The building also includes extensive amenities such as a state-of-the-art gym, workshop, social room with garden terrace, 24-hour security & concierge. With an impressive walk score of 94 you are exceptionally well positioned to take advantage of the forthcoming Calgary Event Centre, BMO Centre, easy access to the LRT, Riverwalk and parks, and Sunterra Market. GREAT INCOME POTENTIAL in this convenient and exciting location. Minutes away from local bars, cafes and restaurants this suite is an ideal place to live, rent or lease short-term. This is the ultimate opportunity to get invest into a rising neighborhood.**

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

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







