

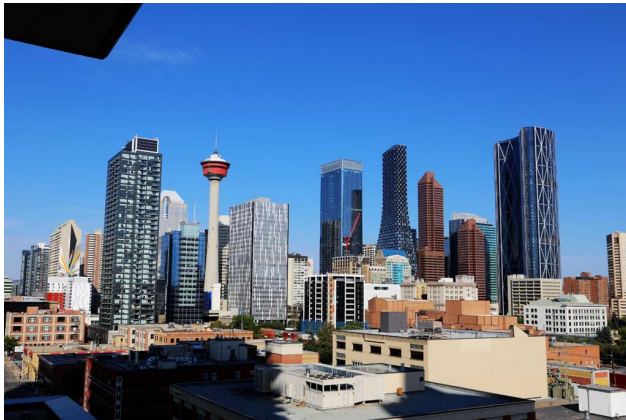


THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #901, Calgary T2G 1H7

MLS®#: **A2162314** Area: **Beltline** Listing Date: **09/04/24** List Price: **\$338,000**
 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: **Street Lighting**
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **501**
 Low Sqft:
 Ttl Sqft: **501**

DOM

14
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**

Construction: **Concrete,Stucco**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Elevator,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	9`9" x 9`8"	Living Room	Main	11`2" x 12`11"
Kitchen With Eating Area	Main	9`2" x 10`8"	4pc Bathroom	Main	5`11" x 7`9"
Laundry	Main	2`7" x 2`11"	Balcony	Main	10`10" x 7`5"
Entrance	Main	5`2" x 10`8"			

Legal/Tax/Financial

Condo Fee: **\$483** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **1512348**

Remarks

Pub Rmks: ***** #901-1122 3 ST SE *** Welcome to The Guardian, where luxury meets convenience in the heart of Calgary's vibrant community Beltline . Situated in historic Victoria Park steps from the Saddledome , Stampede Park , National Music Centre and the new central public Library ! This stunning 1-bedroom , 1-bathroom suite offers unparalleled panoramic views and a host of modern amenities designed to elevate your urban living experience . The lovely Air Conditioning unit offers floor-to-ceiling windows that flood the interior with natural light , luxury custom kitchen with a quartz island/eating bar , glass backsplash and premium appliances including a built-in oven and cooktop stove , also a garburator . The dreamy primary bedroom features amazing views , a spacious closet and a full 4 piece bathroom . A large balcony which is perfect for your morning coffee or entertaining and in-suite laundry with ample storage space. Exclusive Guardian building amenities include being PET FRIENDLY , a fitness facility , yoga studio , full-time concierge/security , social club/outdoor terrace and workshop ! HOME SWEET HOME! Call your agent today !**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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