



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1188 3 Street #1409, Calgary T2G 1H8**

MLS® #: **A2164532**      Area: **Beltline**      Listing Date: **09/10/24**      List Price: **\$519,900**  
 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: **910**  
 Low Sqft:  
 Ttl Sqft: **910**

DOM

**72**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat:

**Views**  
**Parkade,Stall,Tandem,Titled**

Utilities and Features

Roof: **See Remarks**  
 Heating: **Fan Coil,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete,Stone**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`0" x 11`0"	Dining Room	Main	11`6" x 6`0"
Kitchen	Main	11`4" x 8`5"	Bedroom - Primary	Main	11`3" x 11`2"
Bedroom	Main	12`9" x 10`5"	Foyer	Main	8`1" x 4`0"
Laundry	Main	5`6" x 2`5"	3pc Bathroom	Main	
4pc Ensuite bath	Main				

Condo Fee:  
**\$815**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-CG**

Legal Desc: **1611563**

Remarks

Pub Rmks: **Exceptional value - Fabulous Guardian II southwest corner unit with 2 bedrooms, 2 full bathrooms & 2 titled tandem parking stalls. Floor to ceiling windows throughout with panoramic unobstructed downtown, mountain & river views. This very open floor plan has many premiere features including 9 ft ceilings, beautiful low maintenance laminate flooring & heated tile floors. The kitchen includes a large island with breakfast bar, quartz counters & custom appliances. This unit includes an oversized storage locker & a tandem parking stall that is extra wide for easy parking access. Building amenities include a fully equipped fitness centre with yoga studio & a beautifully appointed social room with garden terrace. Close to the Victoria Park LRT Station, Stampede Park, Saddledome, East Village & the river path system. Easy walking distance to Starbucks & the Sunterra Market.**

Inclusions: **Two Garage Door Controls**  
Property Listed By: **RE/MAX Landan Real Estate**

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











