



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**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **910**
 Low Sqft:
 Ttl Sqft: **910**

Views
Parkade,Stall,Tandem,Titled

DOM

9
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz:

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				

Legal/Tax/Financial

Condo Fee:
\$815

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

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











