

1122 3 Street #2607, Calgary T2G1H7

MLS®#: **A2165805** Area: **Beltline** Listing Date: **09/14/24** List Price: **\$459,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **830**
 Low Sqft:
 Ttl Sqft: **830**

DOM
98
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil, Natural Gas**
 Sewer:
 Ext Feat: **Courtyard, Outdoor Grill**
 Construction: **Concrete, Stone**
 Flooring: **Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`1" x 8`1"	Living Room	Main	14`6" x 10`11"
Dining Room	Main	10`7" x 8`8"	Bedroom - Primary	Main	13`6" x 10`2"
Bedroom	Main	12`1" x 8`0"	4pc Ensuite bath	Main	8`1" x 4`11"
3pc Bathroom	Main	7`6" x 4`11"	Laundry	Main	2`5" x 4`10"

Legal/Tax/Financial

Condo Fee: **\$791** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **1512348**

Remarks

Pub Rmks: **JUST REDUCED TO \$459,900 - FANTASTIC VALUE!! Welcome to this trendy & modern 2 bedroom + 2 bathroom corner unit on the 26th floor of the Guardian North Tower. Open floor plan with spectacular panoramic views of the Calgary city skyline & the incredible views of the Rocky Mountains. Excellent layout with central island, upscale finishing featuring Designer Chef's kitchen, quartz counters, glass backsplash, sleek high end appliances. Floor to ceiling windows let the abundant sunlight into the unit flowing with natural light. Relax and watch the sunset & the fireworks from the large balcony (16 ft x 6 ft). Master bedroom has large closets & luxurious spa en-suite. 2nd bedroom & the 3 pc full bath are on the opposite side of the unit provides privacy. Unit comes with a titled underground parking stall & an assigned storage locker. The Guardian amenities include concierge & security service, fitness room, social room, workshop, yoga studio, garden terrace with BBQs. secured parking & visitors parking. Move in and enjoy the urban lifestyle of a modern Beltline community - a vibrant culture & Entertainment District! Within walking distance to 17th Ave 's shops, restaurants, public transits, Stampede Park, BMO Centre, Scotia Saddle dome, Sunterra Market. Quick Possession! Book your showing today!!**

Inclusions: n/a
Property Listed By: **Stonemere Real Estate Solutions**

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









