



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1188 3 Street #1009, Calgary T2G 0Y5**

MLS® #: **A2170380**

Area: **Beltline**

Listing Date: **10/03/24**

List Price: **\$529,000**

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: **922**  
Low Sqft:  
Ttl Sqft: **922**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**15**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Access:

Lot Feat:  
Park Feat: **Parkade,Stall,Tandem,Underground**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof:  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony,Barbecue**

Construction: **Brick,Concrete,Stucco**  
Flooring: **Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Freezer,Built-In Oven,Dishwasher,Garage Control(s),Garburator,Induction Cooktop,Microwave,Range Hood,See Remarks,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Elevator,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recreation Facilities,Stone Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`10" x 10`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`10" x 9`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 11`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 7`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`8" x 11`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 11`9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$700**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **1611563**

Remarks

Pub Rmks: **Celebrate the end of 2024 with the ultimate gift to yourself— A FULLY-FURNISHED AND EQUIPPED residence that will exceed your expectations! Welcome to the Guardian South Tower, an architectural marvel that graces the heart of downtown Calgary, standing tall as the city's premier residential address. Embrace the extraordinary in this corner unit, adorned with floor-to-ceiling windows offering unparalleled vistas of the city skyline, the Saddledome, and the majestic mountains. Step into an oasis of luxury within this 2-bedroom, 2-bathroom haven, complete with tandem parking for your convenience. The open-concept design floods the space with natural light, creating an ambiance of warmth and sophistication. Immerse yourself in a culinary haven, featuring bright white cabinetry, quartz countertops, and state-of-the-art stainless steel appliances, including an induction cooktop, built-in oven, refrigerator, dishwasher, microwave oven, and garburator. The centre island, crowned with pendant lighting, invites gatherings and culinary creations. The residence is not just a home; it's a curated masterpiece, fully furnished with contemporary pieces that elevate the living experience. Ready for immediate rental, it presents an exceptional investment opportunity, where both short-term and long-term options await. Location takes centre stage, placing you in the pulse of the city, where every convenience is at your doorstep. Whether you seek entertainment, culinary delights, or business connections, the Guardian South Tower is your gateway to it all. Elevate your lifestyle in 2024 with this extraordinary dwelling—where luxury, convenience, and investment potential converge. Welcome home to the Guardian South Tower, where every day is an opportunity to live life at its peak.**

Inclusions: **This unit is fully furnished with contemporary pieces and is also fully equipped and ready to be rented out immediately!**

Property Listed By: **Royal LePage Benchmark**

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











