



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #1910, Calgary T2G 0Y5

MLS®#: **A2170713**

Area: **Beltline**

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

List Price: **\$339,900**

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: **507**

Low Sqft:

Ttl Sqft: **507**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

49

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Fan Coil**

Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction:

Concrete

Flooring:

Laminate, Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Dryer, Garburator, Microwave, Oven, Range Hood, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room Level Dimensions
4pc Bathroom **Main** **5`10" x 7`10"**
Kitchen **Main** **12`1" x 8`2"**

Room Level Dimensions
Bedroom **Main** **9`9" x 12`0"**
Living Room **Main** **11`2" x 16`1"**

Legal/Tax/Financial

Condo Fee: **\$450**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC (pre 1P2007)**

Legal Desc:

1611563

Remarks

Pub Rmks:

Experience the pinnacle of urban sophistication at 1910, located within Calgary's prestigious Guardian South Tower. This stunning one-bedroom condo offers an exceptional living environment defined by modern elegance and ultimate convenience. Designed with care, the open-concept floor plan maximizes both space and natural light, while floor-to-ceiling windows provide breathtaking views of Calgary's vibrant skyline, creating an inviting and airy atmosphere. The contemporary kitchen is outfitted with premium stainless steel appliances, sleek quartz countertops, and stylish cabinetry—perfect for both culinary pursuits and entertaining. The spacious bedroom includes a large closet and oversized windows, while the sleek four-piece bathroom boasts modern fixtures. Additional features include in-suite laundry, a titled underground parking stall, extra storage, and a private balcony with a BBQ hookup, ideal for relaxing while enjoying the cityscape. The Guardian South Tower is celebrated for its top-tier amenities, offering residents access to a fully equipped fitness center, a social lounge for gatherings, and a beautifully landscaped community garden with panoramic city views. The building also offers secure bike storage, 24/7 concierge services, and an attentive management team dedicated to resident comfort. Located in the vibrant Beltline community, this condo combines stunning views, contemporary design, and prime access to downtown Calgary's vast array of amenities. Whether you're searching for a stylish city home or a smart investment with Airbnb potential, this unit delivers the perfect mix of style, comfort, and convenience. Its strategic location ensures easy access to major transportation routes and public transit, making commuting and exploring the city effortless. Proximity to the Calgary Stampede Grounds and other key landmarks further elevates the lifestyle offered here. This property embodies a seamless blend of luxury, convenience, and modern design in one of Calgary's most sought-after neighborhoods. Ideal for professionals, couples, or anyone seeking a high-quality urban lifestyle, this condo presents an unmatched living experience in the heart of the city. Further details provided regarding tenancy, book your private showing today!

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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







