



THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #1102, Calgary T2G 1H7

MLS®#: **A2172338**

Area: **Beltline**

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

List Price: **\$395,000**

Status: **Active**

County: **Calgary**

Change: **-\$54k, 18-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: **741**
Low Sqft:
Ttl Sqft: **741**

DOM

42
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 7`8"	4pc Ensuite bath	Main	4`11" x 7`10"
Bedroom	Main	12`10" x 9`6"	Dining Room	Main	7`0" x 12`2"
Kitchen	Main	9`11" x 8`7"	Living Room	Main	9`11" x 12`6"
Bedroom - Primary	Main	9`11" x 12`6"	Foyer	Main	9`3" x 10`7"

Legal/Tax/Financial

Condo Fee:
\$687

Title:
Fee Simple

Zoning:
DC

Legal Desc: 1512348

Fee Freq:
Monthly

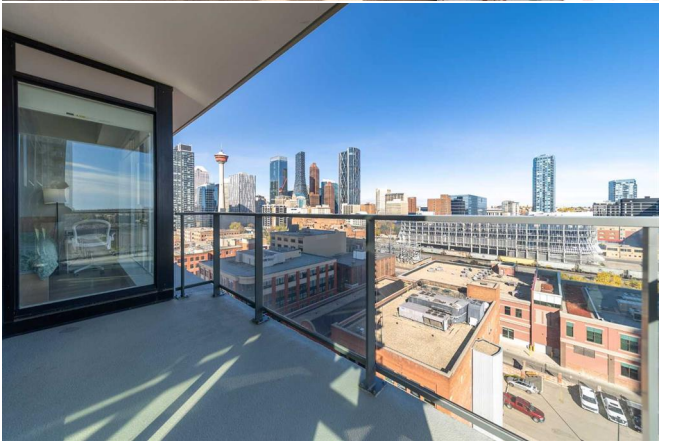
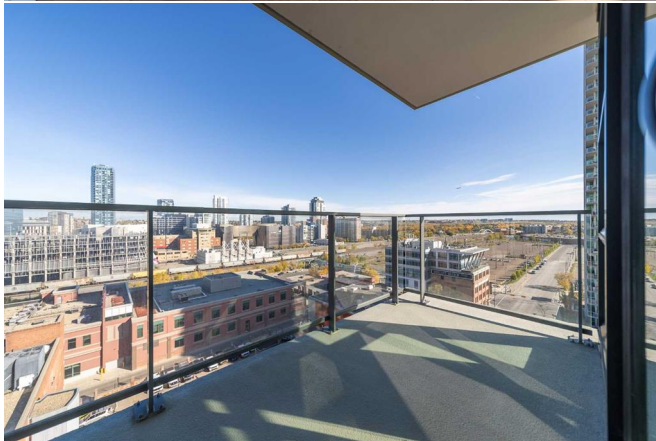
Remarks

Pub Rmks: **Perched on the 11th floor of the iconic Guardian North Tower, this cozy 2-bedroom, 2-bathroom corner unit offers breathtaking city views and an urban lifestyle with luxurious amenities. Featuring a sleek European design and a built-in appliance package, the open concept living space is both functional and stylish. Enjoy the comfort of your indoor parking stall, as well as access to exclusive building amenities like a fully equipped fitness room, a rooftop deck and a stylish recreation room for entertaining. With concierge and 24/7 security service, you'll feel at ease in this vibrant and secure building. Whether you're relaxing at home or exploring the nearby shops, restaurants, and cultural attractions, this unit is perfect for those seeking an elevated lifestyle in the heart of the city.**

Inclusions: **None**
Property Listed By: **RE/MAX First**

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







1102-1122 3 St SE, Calgary, AB

Main Floor Exterior Area 805.41 sq ft
Interior Area 741.15 sq ft

