

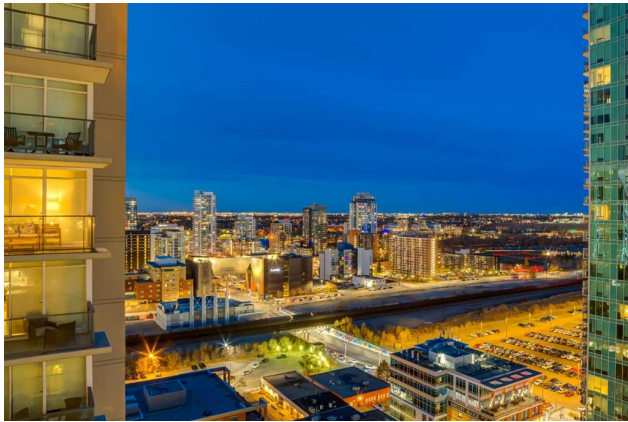


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1188 3 Street #2204, Calgary T2G 0C7**

MLS®#: **A2173677**      Area: **Beltline**      Listing **10/18/24**      List Price: **\$429,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$6k, 19-Dec**      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: **Leased, Parkade, Stall**

Finished Floor Area

Abv Sqft: **743**  
 Low Sqft:  
 Ttl Sqft: **743**

DOM

**64**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Fan Coil**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete**  
 Flooring: **Laminate, Other, See Remarks**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 10`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`10" x 8`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 9`10"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`6" x 10`0"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	
<b>Laundry</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee: **\$580**      Title: **Fee Simple**      Zoning: **DC (pre 1P2007)**

Legal Desc: **1611563**

Fee Freq:  
**Monthly**

Remarks

Pub Rmks: **Welcome to the Guardian! This 22nd floor corner unit has amazing city views from every window and 2 balconies to enjoy! The open floor plan features a pristine white kitchen with quartz counters, central island with seating and plenty of cabinets, a living room surrounded with floor to ceilings windows and access to your large covered balcony. There are 2 primary bedrooms each with their own ensuite and the one has a private balcony with views south of Calgary and Stampede Park. This executive style unit has porcelain tile throughout, new laminate flooring in 2023 and insuite laundry with brand new washer & dryer. You also get a titled storage unit and 1 leased parking stall to complete this unit. The Guardian has much to offer from the fitness centre, workshops, concierge, and social rooms to only being steps away from transit, Stampede Park and minutes walk to 17 Avenue and the downtown core. Air BNB's are allowed (with approval), amazing opportunity for a first time buyer or investor.**

Inclusions: **all window coverings**  
Property Listed By: **RE/MAX First**

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







