



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1122 3 Street #2002, Calgary T2G1H7**

MLS® #: **A2176482**      Area: **Beltline**      Listing Date: **10/30/24**      List Price: **\$449,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **756**  
 Low Sqft:  
 Ttl Sqft: **756**

DOM

**21**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, Courtyard**

Construction: **Concrete**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`10"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>44`11" x 7`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 9`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>17`2" x 12`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`1" x 9`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 12`7"</b>

Legal/Tax/Financial

Condo Fee: **\$687**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Legal Desc:

1512348

Monthly

Remarks

Pub Rmks:

**Wow!! Under \$450k! Excellent opportunity for all home buyers and investors! Million Dollar Views! \*Watch the video\* Luxury living awaits at The Guardian, Calgary's tallest residential towers. This exquisite FULLY FURNISHED 2-bedroom, 2-bathroom NE CORNER UNIT CONDO kept in an immaculate condition offers unparalleled PANORAMIC VIEWS OF DOWNTOWN, CITYLINE, BOW RIVER, SADDLEDOME, & STAMPEDE GROUNDS. Excellent opportunity for all home buyers and investors looking to gain the max lucrative rental income through this gorgeous furnished suite. Step into an upscale bright, sunny, and open floorplan illuminated by floor-to-ceiling windows with great views of the city, enhanced by LED lighting and laminate wood floors that will leave you at a wow! The Chef's kitchen boasts panelled fridge, a Bosch dishwasher, over the counter gas cook top, complemented by sleek white cabinets with an elegant glass backsplash, quartz countertops, and a spacious island perfect for entertaining. A water filtration system adds convenience. Enjoy a dining area with stylish built-ins and a living room featuring walls of windows and a built-in entertainment console. The sizable balcony beckons with stunning unobstructed views of Calgary's skyline and gorgeous citywide views, perfect for your morning coffee. The primary spacious bedroom has floor to ceiling windows with downtown views, a generous sized closet, and its own luxurious ensuite. The second bedroom also offers expansive views with a bathroom with walk-in glass shower located right in front of the second bedroom. Both the bedrooms are located on different sides offering privacy. Additional features include an in-suite laundry closet with new washer/dryer, ABOVE GRADE TITLED PARKING STALL (#203 on 5th floor) , and an assigned storage locker. Residents of The Guardian enjoy exclusive amenities such as concierge service, a garden terrace with BBQs, a 1,350 sq ft social club for events, and a state-of-the-art fitness center. Located amidst Calgary's vibrant scene, The Guardian is surrounded by cafes, restaurants, shops, casino, parks, grocery stores, and a short walk to the LRT station. Don't miss out on the opportunity to own this exceptional condo offering privacy, luxury, and unparalleled views. Schedule your private tour today with your favorite Realtor!**

Inclusions:

All the furniture

Property Listed By:

Diamond Realty & Associates LTD.

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























