



THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #2601, Calgary T2G 0E7

MLS® #: **A2177300**

Area: **Beltline**

Listing Date: **11/07/24**

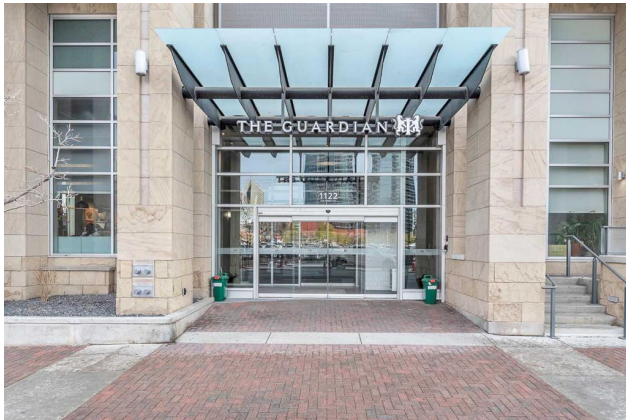
List Price: **\$319,800**

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: **2,314 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **515**
Low Sqft:
Ttl Sqft: **515**

DOM

14

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Garage Door Opener, Stall, Titled, Underground

Utilities and Features

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

Construction: **Concrete**
Flooring: **Ceramic Tile, Laminat**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 11`1"
Bedroom	Main	9`6" x 8`4"
Laundry	Main	2`10" x 2`7"

Room	Level	Dimensions
Kitchen	Main	9`2" x 8`0"
4pc Bathroom	Main	7`8" x 5`10"
Balcony	Main	10`11" x 7`5"

Legal/Tax/Financial

Condo Fee:
\$502

Title:
Fee Simple

Zoning:
DC

Legal Desc:

1512348

Fee Freq:
Monthly

Remarks

Pub Rmks:

This is the unit you've been waiting for, with BREATHTAKING, UNOBSTRUCTED PANORAMIC VIEWS! Step into this exceptional one-bedroom, one-bathroom condo at The Guardian, one of Calgary's premier tallest residential towers. Nestled in the vibrant Beltline district, this modern unit boasts spectacular views of the City, Mountains, and Bow River, enhanced by contemporary finishes and an open-concept design that combines comfort with sophistication. The floor-to-ceiling windows flood the space with natural light, showcasing every detail. The sleek, gourmet kitchen features high-end European appliances, including a built-in panel refrigerator, easy-to-clean flat cooktop, built-in oven, hidden panel dishwasher, and a stylish glass backsplash. The open layout offers a striking quartz island that overlooks a spacious, sunlit living room, perfect for hosting while cooking. Wall-to-wall windows make the living area feel expansive, and a sliding glass door opens to an oversized balcony, seamlessly blending indoor and outdoor living. Savor your morning coffee with sunrise views, or unwind in the shade on long summer evenings. The bedroom is a serene space with large windows and impressive views, a roomy closet, a 4-piece bathroom, and in-suite laundry. Washer and dryer were replaced in 2023. The unit also includes a titled heated parking stall and a spacious storage locker (approx. 3'x6'x7'). Exclusive amenities at The Guardian include PET-FRIENDLY access, a Fitness Center, Yoga Studio, Social Club/Private Lounge, Garden Terrace with BBQ, fire pit, seating area, onsite concierge, and security, as well as an outdoor terrace and workshop. Located near Downtown Calgary's popular amenities—bars, restaurants, cafes, Sunterra, public library, parks, the C-Train, Bow and Elbow Rivers/pathways, and major roadways—this condo offers luxury living in an unbeatable urban location. Don't miss your chance to call this remarkable unit home! Schedule your showing today!

Inclusions:

None

Property Listed By:

CIR Realty

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

