



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1122 3 Street #1009, Calgary T2G 1H7**

MLS®#: **A2179427**

Area: **Beltline**

Listing Date: **11/20/24**

List Price: **\$515,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **903**  
Low Sqft:  
Ttl Sqft: **903**

DOM

**1**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Views**

**Heated Garage, Parkade, Tandem, Underground**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Cooktop, Range Hood, Washer**  
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>21`0" x 8`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`8" x 11`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>15`11" x 4`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 15`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`9" x 10`6"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>3pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$789

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1512348

Remarks

Pub Rmks: **Luxurious 2 bedroom, 2 bathroom CORNER unit with 2 underground parking stalls and unbelievable city views! The quiet "Guardian" building offers outstanding amenities, 24/7 security and an unsurpassable ultra-chic urban location, just steps away from the Stampede Grounds, East Village, Studio Bell, the Bow River and vibrant 17th Ave. Nightlife, trendy cafes, diverse dining, lively pubs and local shopping are literally right at your doorstep! Then come home to a peaceful sanctuary with over 900 sq. ft. that effortlessly blends style with function. The open floor plan is perfectly situated to make the most of the breathtaking views from floor-to-ceiling corner windows. Show off your culinary prowess in the sleek chef's kitchen boasting quartz countertops, built-in stainless steel appliances, elegant fixtures and a large breakfast bar island to casually gather around. Encased in windows the living room is a showstopping space that invites both relaxation and engaging evenings entertaining guests. Spend the warmer months on the expansive balcony enjoying barbeques and time spent unwinding while the city lights provide the gorgeous backdrop. Even have friends over to watch the Stampede fireworks from here! Imagine waking up each day to those outstanding views from the spacious primary bedroom complete with custom walk-through dual closets that lead to your private ensuite. A second bedroom and a second full bathroom are privately on the other side of the unit and are almost as luxurious with upscale finishes, a custom closet system and of course more of those unbeatable views. In-suite laundry, a separate storage locker and tandem underground parking for 2 vehicles further add to your comfort and convenience. This amenity-rich building is loaded with extra bonuses including a concierge (no more lost packages!), 24 hour security, a fully-equipped fitness centre, a yoga room, a workshop and an amazing lounge for additional entertaining space that leads out the tranquil garden terrace. When you need to leave the building the c-train station, Stampede Grounds, casino, Repsol Centre and award-winning restaurants are mere steps away. Don't miss this opportunity to live in luxury in this exceptional condo in a sensational inner-city location!**

Inclusions: N/A  
Property Listed By: RE/MAX Real Estate (Central)

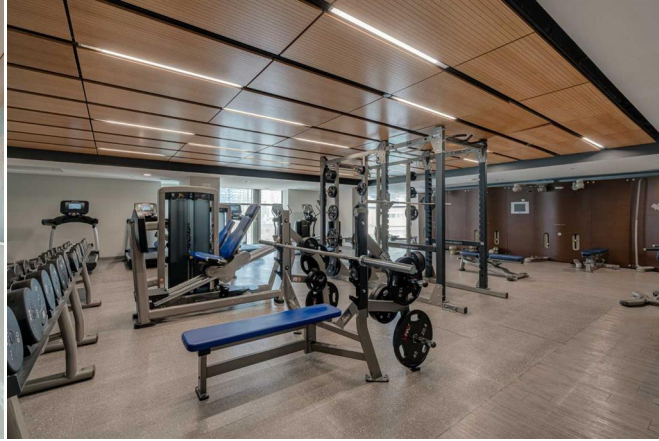
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











1009-1122 3 St SE, Calgary, AB

Main Floor Exterior Area 908.19 sq ft  
Interior Area 903.18 sq ft



PREPARED: 2024/11/16

White regions are excluded from total floor area in 104/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.