



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #3504, Calgary T2G 1H7

MLS® #: **A2180033**

Area: **Beltline**

Listing Date: **11/19/24**

List Price: **\$467,900**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 26-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **770**
Low Sqft:
Ttl Sqft: **770**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

74

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Electric Gate,Enclosed,Heated Garage,Parkade

Utilities and Features

Roof:

Central

Heating:

Sewer:

Ext Feat: **Balcony,Barbecue,Courtyard,Uncovered
Courtyard**

Construction:

Concrete

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Refrigerator,Electric Cooktop,Electric Oven,Microwave,Washer/Dryer Stacked

Int Feat:

Granite Counters,No Animal Home,No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 10`4"
Balcony	Main	11`0" x 5`5"
Laundry	Main	2`11" x 2`8"
Bedroom - Primary	Main	9`10" x 9`9"
Bedroom	Main	10`0" x 9`11"

Room	Level	Dimensions
Kitchen	Main	12`10" x 9`2"
4pc Ensuite bath	Main	7`9" x 4`11"
3pc Bathroom	Main	7`6" x 4`9"
Dining Room	Main	9`9" x 8`1"
Balcony	Main	13`0" x 5`3"

Legal/Tax/Financial

Condo Fee:
\$580

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1611563**

Remarks

Pub Rmks: **A great opportunity to own an apartment in a prestige building in downtown Calgary. AIRBNB approved, this beautiful unit is on the 35th floor offering a breath taking views of the city, (2) two bedrooms, (2) two bathrooms, corner unit with two balconies, in suite laundry, in the prestigious Guardian (south tower), the floor to ceiling windows offer a panoramic view with an abundance of natural light during the day and an incredible views of the city night lights, the two balconies offer an ample space for your BBQ with a gas line, furniture are included, this building offers many services which includes, concierge services, security, yoga studio, gym, social lounge opening onto a garden terrace and an under ground parking, Throughout the rest of the building, you'll find a range of amenities designed to enhance your lifestyle. The equipped gym offers a wide variety of equipment for all your fitness needs and provides 24-hour access. 24-hour concierge service at the front desk ensures added security. A workshop caters to Do it yourself enthusiasts, while the garden terrace offers a serene retreat with lounge seating, a concrete fire bowl, a community garden, and a BBQ area for summer evenings. The social club features a communal table, beverage fridge, Wi-Fi, TVs, a fireplace, and cozy seating for gatherings. Step outside to find convenient access to Calgary's top spots, close to the LRT station, sports venues like the Saddledome and BMO Centre, The Method multi-sports centre, a variety of great restaurants, the new Central Library, Bow Valley College, and scenic pathways along the Bow and Elbow Rivers. This exceptional condo offers unparalleled comfort, making it a perfect urban retreat. And if you choose to step outside, everything you need and desire is right at your doorstep. located steps away from restaurants, stamped ground, Saddledome, shopping and much more, don't miss this opportunity to own an investment property.**

Inclusions: **All furniture, all drapes.**
Property Listed By: **First Place Realty**

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









