

1122 3 Street #1508, Calgary T2G 1H7

MLS®#: **A2180231** Area: **Beltline** Listing Date: **11/20/24** List Price: **\$324,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **515**
 Low Sqft:
 Ttl Sqft: **515**

DOM
63
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete,Stone**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	7`4" x 8`4"	Bedroom - Primary	Main	9`9" x 10`2"
Kitchen	Main	11`10" x 12`0"	Living Room	Main	10`3" x 13`11"
Office	Main	4`5" x 6`9"			

Legal/Tax/Financial

Condo Fee: **\$462** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 1512348

Remarks

Pub Rmks: **Welcome to your new home at The Guardian! This stunning west-facing one-bedroom, one-bathroom condo resides in one of Calgary's most iconic buildings. Located in the vibrant Beltline district, this modern unit offers breathtaking city and mountain views, best enjoyed from the spacious, private balcony—perfect for relaxing or entertaining while taking in the sunset. Inside, the open-concept floor plan is bright and airy, with large windows that flood the space with natural light. The sleek kitchen features high-end appliances, ample counter space, and a convenient breakfast bar. The spacious bedroom provides a peaceful retreat with stunning views and plenty of storage with a large closet. The Guardian offers exceptional amenities, including a fitness center, a resident's lounge, and secure underground parking. With convenient access to downtown, 17th Avenue's shops and restaurants, and public transit, this condo offers the ultimate urban lifestyle. Whether you're looking for an investment or a place to call home, this condo combines comfort, style, and convenience. Don't miss the chance to make this beautiful condo yours!**

Inclusions: N/A
Property Listed By: CIR Realty

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





