



THE
A-TEAM

**RE/MAX
FIRST**

2804 3 RD Street #1188, Calgary T2G 1H8

MLS®#: **A2181749**

Area: **Beltline**

Listing Date: **12/05/24**

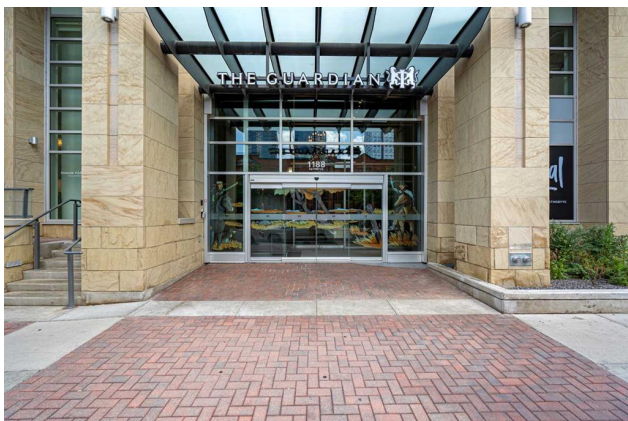
List Price: **\$480,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 21-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **726**
Low Sqft:
Ttl Sqft: **726**

DOM

58
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: **Underground**

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony,Barbecue,Fire Pit,Uncovered Courtyard**

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

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Electric Cooktop,Electric Range,Microwave,Washer/Dryer Stacked**
Int Feat: **Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	13`5" x 24`11"	4pc Ensuite bath	Main	13`5" x 25`11"
Bedroom	Main	40`8" x 29`10"	Dining Room	Main	23`4" x 36`5"
Foyer	Main	23`11" x 26`3"	Kitchen	Main	32`2" x 36`5"
Living Room	Main	32`2" x 29`2"	Bedroom - Primary	Main	29`10" x 40`0"

Legal/Tax/Financial

Condo Fee:
\$720

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1611563**

Remarks

Pub Rmks: **This is your chance to own a stunning, move-in-ready corner unit in the prestigious Guardian South Tower, Calgary's tallest residential building in the vibrant Beltline community. Offering panoramic city and river views, this immaculate 2-bedroom, 2-bathroom condo on the 28th-floor features floor-to-ceiling windows that flood the space with natural light and provide breathtaking views of the city skyline by day and dazzling city lights by night. With two spacious balconies, perfect for entertaining or enjoying your morning coffee, plus a BBQ gas line, this is truly a standout property. The modern, open-concept design includes a sleek kitchen with built-in German appliances, ideal for cooking and hosting guests. The primary suite is a private retreat with a walk-in closet and a luxurious 4-piece ensuite. The unit has in-suite laundry, and a titled parking stall that FITS TWO VEHICLES for added convenience. The Guardian building offers exceptional amenities to elevate your lifestyle, including concierge services, 24-hour security, a state-of-the-art gym, a yoga studio, a social lounge, a garden terrace with a BBQ area, and a DIY workshop. Step outside, and you'll find yourself just minutes from top destinations like the Saddledome, BMO Centre, Sunterra Market, the LRT, and scenic pathways along the Bow and Elbow Rivers. With everything you need at your doorstep, this property is the ultimate urban retreat, offering a perfect blend of luxury living and convenience. Whether you're looking for an exceptional investment property or a dream home in downtown Calgary, don't miss this opportunity to own in one of the city's most sought-after locations.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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



