



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1122 3 Street #1303, Calgary T2G 1H7**

MLS®#: **A2185225**

Area: **Beltline**

Listing Date: **01/03/25**

List Price: **\$269,900**

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: **392**  
Low Sqft:  
Ttl Sqft: **392**

DOM

**18**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **None**

Utilities and Features

Roof:  
Heating: **Fan Coil,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Stucco**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Stone Counters,Storage,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`1" x 8`1"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>10`0" x 9`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>5`4" x 10`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee: **\$352**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: 1512348

Remarks

Pub Rmks: **Welcome to your new urban oasis! This beautifully designed 1-bedroom, 1-bathroom apartment on the 13th floor offers breathtaking views of the city and Stampede grounds. Enjoy the convenience of a short walk to downtown, East Village, LRT (in the free zone), +15 walkway, and a plethora of coffee shops, restaurants, and Sunterra! Located in the highly sought-after Guardian concrete building, residents enjoy access to fantastic amenities, including a fully-equipped gym, yoga studio, garden terrace, workshop, bike storage, concierge service, and an owners' lounge. Key Features: Modern Kitchen: High-end appliances, paneled fridge and dishwasher, quartz countertops, garburator, central island, and upgraded backsplash make this kitchen a chef's dream. Stylish Living Space: Gorgeous vinyl plank flooring throughout, with tile accents in the bathroom. Enjoy relaxing in the bright and inviting living room, perfect for watching Stampede fireworks! Luxurious Bathroom: Features a 4-piece layout with quartz counter, dual-flush toilet, soaker tub, and full tile surround. Outdoor Retreat: A huge balcony offers the perfect spot for morning coffee or evening relaxation. Additional Perks: The unit comes with a separate storage locker, walk-in closet, and in-suite stacked laundry for your convenience. Condo fees include heat and water, ensuring a hassle-free living experience. Don't miss out on this opportunity to live in a prime location with stunning views and unparalleled amenities. Schedule your private viewing today!**

Inclusions: NA  
Property Listed By: RE/MAX iRealty Innovations

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





