



THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #3506, Calgary T2G 1H7

MLS® #: **A2187622**

Area: **Beltline**

Listing Date: **01/15/25**

List Price: **\$298,000**

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: **501**
Low Sqft:
Ttl Sqft: **501**

DOM

7

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Titled

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	13`8" x 13`11"	Kitchen	Main	32`10" x 36`4"

Living Room
Laundry
Balcony

Main
Main
Main

35`10" x 44`10"
8`2" x 9`3"
21`4" x 37`9"

Bedroom - Primary
4pc Bathroom

Main
Main

27`8" x 31`5"
18`10" x 25`2"

Legal/Tax/Financial

Condo Fee:
\$502

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1512348**

Remarks

Pub Rmks: **Welcome to this sunny, south-exposed, FABULOUS high-rise unit at the Guardian! Perched on the 35th floor is this inviting 1 bedroom and 1 bathroom home that offers an updated kitchen with new backsplash and cabinetry. European style finishings include your 'hidden' dishwasher, soft-close drawers and a built-in oven with a sleek electric stovetop. The large balcony is lovely for relaxing in the summer evenings, hosting your guests and enjoying the city and picturesque mountain views. Watch the colours in the sky change nightly and fall in love with Calgary's stunning skyline from high above. A built-in wardrobe in the bedroom adds to the functionality of this well appointed unit that also includes in-suite stacked laundry! Z-Crew cafe is located on the main floor of the building in addition to being walkable from all of the city centre's local restaurants, pubs, bike paths, East Village and the Stampede grounds. Move in just in time for summer to enjoy all this amazing location has to offer!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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





