



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #1608, Calgary T2G 1H8

MLS®#: **A2187722**

Area: **Beltline**

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

List Price: **\$343,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **517**
Low Sqft:
Ttl Sqft: **517**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

7

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Titled,Underground

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`10" x 11`8"	Dining Room	Main	6`8" x 4`3"
Living Room	Main	14`1" x 10`3"	Bedroom - Primary	Main	10`0" x 9`8"
4pc Bathroom	Main	8`3" x 7`7"			

Legal/Tax/Financial

Condo Fee:
\$486

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1611563**

Remarks

Pub Rmks: **Welcome to The Guardian, Calgary's high-rise condo living! This stunning west-facing unit offers breathtaking mountain views and a modern, open-concept floor plan designed for both comfort and style. The sleek kitchen boasts quartz countertops, a functional island, and ample storage, including a convenient desk/storage cutout—perfect for work-from-home days. The spacious primary suite features a walkthrough closet, leading to a well-appointed bathroom. Enjoy the convenience of in-suite stacked washer and dryer, along with titled underground parking and an assigned storage locker. Step out onto your private balcony to soak in the sunset or entertain friends with access to the building's firepit and BBQ area. Stay active with the on-site fitness center, and take advantage of the flexibility of **SHORT TERM RENTALS (with approval).****

Inclusions:
Property Listed By: **N/A**
Keller Williams BOLD Realty

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







