



THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #2804, Calgary T2G1H7

MLS® #: **A2188096** Area: **Beltline** Listing Date: **01/19/25** List Price: **\$465,000**
 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: **740**
 Low Sqft:
 Ttl Sqft: **740**

DOM

2
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade,Tandem,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	5` 0" x 7` 7"
Bedroom	Main	12` 10" x 10` 0"
Living Room	Main	10` 0" x 8` 10"

Room	Level	Dimensions
4pc Ensuite bath	Main	5` 0" x 8` 0"
Kitchen	Main	13` 3" x 11` 11"
Bedroom - Primary	Main	12` 3" x 12` 7"

Legal/Tax/Financial

Condo Fee: **\$585**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **DC (pre 1P2007)**

Legal Desc: **1512348**

Remarks

Pub Rmks: **This stunning 2-bedroom, 2-bathroom CORNER UNIT is located on the 28th floor of the beautiful high-rise North Guardian building. The views are absolutely breathtaking from its floor-to-ceiling windows and private balcony. It is perfectly positioned just steps from all the best that downtown has to offer, including award-winning restaurants, nightlife, the Bow River, cultural attractions like Studio Bell, the Stampede Grounds, East Village and 17th Avenue. Enjoy incredible firework displays right from your own balcony! The condo features sleek quartz countertops, stainless steel appliances, and an open-concept living space ideal for both relaxing and entertaining. Other amenities include in-suite laundry, underground heated parking with a titled tandem stall, and access to a state-of-the-art fitness center, yoga room, lounge/party room, and a garden terrace. Residents also enjoy 24-hour security, concierge service for all your package deliveries, and additional facilities like a workshop. With convenient access to the CTrain, this home offers an unbeatable blend of luxury, comfort, and urban convenience. Don't miss this opportunity to live in luxury in this exceptional condo in an incredible inner-city location!**

Inclusions: **Furniture negotiable**
Property Listed By: **CIR Realty**

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





