

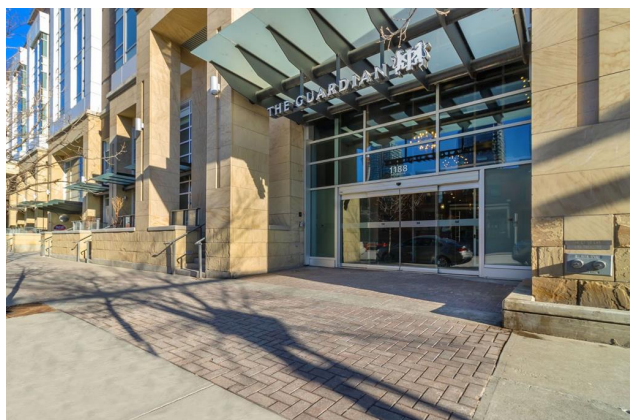


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1188 3 ST #2508, Calgary T2G 1H8**

MLS®#: **A2189919**      Area: **Beltline**      Listing Date: **01/24/25**      List Price: **\$348,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Finished Floor Area**  
 Abv Sqft: **514**  
 Low Sqft:  
 Ttl Sqft: **514**

**Parkade, Underground**

DOM

**8**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat:  
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`4" x 14`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 7`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`1" x 9`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`6" x 10`2"</b>

Legal/Tax/Financial

Condo Fee: **\$486**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq: **Monthly**

Legal Desc:

1611563

Remarks

Pub Rmks:

**Welcome to the 25th floor of the South Guardian Tower, this air-conditioned South Tower offers a bright and spacious one-bedroom, one-bathroom condo that offers breathtaking mountain and city views. With large west-facing windows, you'll enjoy an abundance of natural light and stunning vistas. The open kitchen boasts a center island, quartz countertops, and stainless steel appliances perfect for cooking and entertaining. The bedroom features floor-to-ceiling windows, a walk-through closet, and a sleek 4-piece bathroom. Step into the living room and onto your private balcony to soak in the incredible scenery. This condo also comes with a titled underground parking spot, storage unit, and access to fantastic building amenities, including a modern fitness center, a yoga studio, a social room with a garden terrace, and a convenient meeting area. Located just minutes from the Calgary Stampede grounds, you'll love the easy access to events, entertainment, cafes, dining, and unique shops, plus quick routes to Macleod & Deerfoot Trail. Don't miss your chance, schedule your viewing today and experience this incredible condo!**

Inclusions:

**DISHWASHER, DRYER, ELECTRIC COOKTOP, GARAGE CONTROL, GARBURATOR, MICROWAVE, REFRIGERATOR, RANGE HOOD, WASHER, WINDOW COVERINGS**

Property Listed By:

**Century 21 Bravo Realty**

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

