

1122 3 Street #2607, Calgary T2G 1H7

MLS®#: **A2191695** Area: **Beltline** Listing Date: **02/06/25** List Price: **\$465,000**
 Status: **Active** County: **Calgary** Change: **+\$6k, 07-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **830**
 Low Sqft:
 Ttl Sqft: **830**

DOM
15
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Heated Garage, Parkade, Secured, Titled**

Utilities and Features

Roof: **Membrane** Construction: **Concrete**
 Heating: **Fan Coil** Flooring: **Ceramic Tile, Laminat**
 Sewer: Ext Feat: **Balcony, Courtyard, Outdoor Grill** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 10`11"	Kitchen	Main	16`1" x 8`1"
Dining Room	Main	10`7" x 8`8"	Bedroom - Primary	Main	13`6" x 10`2"
4pc Ensuite bath	Main	8`1" x 4`11"	Bedroom	Main	12`1" x 8`0"
3pc Bathroom	Main	7`6" x 4`11"	Laundry	Main	4`10" x 2`5"

Legal/Tax/Financial

Condo Fee: **\$791** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1512348**

Remarks

Pub Rmks: **Views! Location! & Value ++! Spectacular SW corner unit in The Guardian offering unparalleled convenience and breathtaking views!! Over 830sqft this 2 bedrooms 2 bath condo is providing expansive floor-to-ceiling windows that flood the space with natural light and showcase panoramic views of Calgary DT city skyline, the Rocky Mountains, and the Bow River! The open-concept layout maximizes space and functionality, with a modern design that includes high-end finishes and premium materials. The spacious living room features maximum number of windows and trendy colour that frame the stunning views, creating a bright and inviting atmosphere. The stunning chef's kitchen combines style and practicality, equipped with high end stainless steel appliances, quartz countertops, and a huge island with seating. The master suite is a true retreat, offering a large window, walk-through closets and a luxurious 4 piece en-suite bathroom with a soaking tub. Step out onto the private balcony to enjoy your morning coffee or evening drinks while relax in the spectacular views! Outstanding amenities include a gym and yoga studio, social club (1350sqft lounge), garden terrace, workshop and premium concierge service. This ideal urban location is steps to LRT, Saddledome, Central Library, shopping and restaurants, easy access to all district of the city via memorial Dr, or Deerfoot Tr! Make this your new home and become a part of a new landmark redefining Calgary's skyline.**

Inclusions: **NONE**
Property Listed By: **Top Producer Realty and Property Management**

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











