



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #1804, Calgary T2G 1H8

MLS®#: **A2195116**

Area: **Beltline**

Listing Date: **02/18/25**

List Price: **\$429,900**

Status: **Pending**

County: **Calgary**

Change: **-\$27k, 31-Mar**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **739**
Low Sqft:
Ttl Sqft: **739**

DOM

56

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Leased,Parkade,Secured,See Remarks,Underground

Utilities and Features

Roof: **Membrane**

Heating: **Fan Coil**

Sewer:

Ext Feat: **Balcony,Courtyard,Private Entrance**

Construction:

Concrete,See Remarks

Flooring:

Laminate,See Remarks,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,See Remarks,Washer/Dryer Stacked

Int Feat:

Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`0" x 11`10"	Dining Room	Main	7`1" x 11`10"
Living Room	Main	10`0" x 8`9"	Bedroom - Primary	Main	9`10" x 12`6"
Bedroom	Main	12`8" x 10`0"	Foyer	Main	9`7" x 10`4"
4pc Ensuite bath	Main	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$604

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1611563

Remarks

Pub Rmks:

Luxury Corner Condo in The Guardian - Stunning Views & Airbnb Approved! 2 Bedrooms | 2 Bathrooms | 739 sq ft | Corner Unit | Airbnb Approved | Panoramic City Views | Modern Upgrades Experience downtown Calgary living at its finest in this beautiful corner unit on the 18th floor of The Guardian South, Calgary's tallest residential tower. This 739 sq ft, two-bedroom, two-bathroom condo offers breathtaking panoramic views of the city, including the iconic Calgary Tower, the vibrant Saddledome, and the picturesque Bow and Elbow Rivers. The open floor plan features a modern upgraded kitchen with quartz counters, a central island with seating, and stainless steel appliances. The spacious living area is bathed in natural light from floor-to-ceiling windows and provides access to your large, covered balcony, perfect for entertaining and enjoying stunning sunsets. A second private balcony offers additional outdoor space. Enjoy the convenience of in-suite laundry with a stacked washer and dryer. Includes two underground leased parking stalls. The Guardian building offers unparalleled amenities, including concierge service, 24-hour security, a state-of-the-art gym, a social lounge with a communal table and fireplace, a yoga studio, and three high-speed elevators. Located in a premium downtown location, you'll have easy access to Calgary's top attractions, including the LRT station, Pixel Park, the Saddledome, BMO Centre, the new Central Library, Bow Valley College, and scenic pathways along the rivers. Airbnb approved, offering excellent investment potential. Don't miss this opportunity! Contact us to schedule your private showing today and experience the luxury of The Guardian!

Inclusions:

All furniture can be negotiated

Property Listed By:

Century 21 Masters

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











