



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1188 3 Street #2104, Calgary T2G 1H8**

MLS® #: **A2199402**

Area: **Beltline**

Listing Date: **03/05/25**

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: **2016**

Finished Floor Area

Abv Sqft: **745**  
Low Sqft:  
Ttl Sqft: **745**

DOM

**8**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Utilities and Features

Roof: **Membrane**  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete, Metal Siding**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Microwave, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Breakfast Bar, Built-in Features, Kitchen Island, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9' 9" x 9' 8"	Kitchen	Main	12' 11" x 10' 1"
Dining Room	Main	9' 9" x 8' 11"	Laundry	Main	3' 0" x 2' 7"
Bedroom - Primary	Main	9' 11" x 9' 9"	Bedroom	Main	9' 11" x 9' 9"
4pc Ensuite bath	Main	7' 10" x 4' 11"	3pc Bathroom	Main	7' 6" x 4' 11"
Entrance	Main	7' 3" x 4' 6"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$663

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 1611563

Remarks

Pub Rmks: **Discover the allure of urban living in the Guardian South Tower, an esteemed address in the vibrant East Village. Located on the 21st floor, this expansive two-bedroom, two-bathroom corner unit spans 745 square feet, comes with a titled underground parking spot, and offers the perfect blend of style and functionality. Step into a welcoming lobby where a friendly concierge and neighbours create a warm community atmosphere. Three speedy elevators, ready to whisk you to the state-of-the-art fitness center or workshop on the 6th floor, the luxurious owner's lounge and terrace on the 7th, or directly to your new home, assure effortless access to amenities. Inside, contemporary elegance defines this residence. Light-coloured laminate flooring complements the sleek white kitchen, featuring a distinctive glossy backsplash, built-in appliances like the refrigerator and dishwasher, and an island with a breakfast bar. Adjacent to the kitchen, there's ample space for a table and chairs, perfect for dining. The generous living space is bathed in natural light, thanks to large windows and not one but two balconies. These balconies are perfect for soaking in panoramic views of the Rivers, Scotsman Hill, Saddledome, and Stampede fireworks. Convenience abounds with in-suite laundry, including a washer and dryer, and an oversized storage locker assigned to this unit. Adding to the appeal, this unit currently operates as an Airbnb. Embrace the best of city living in a home that's as stylish as it is practical.**

Inclusions: N/A  
Property Listed By: eXp Realty

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

















