



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #2804, Calgary T2G 1H8

MLS® #: **A2205422**

Area: **Beltline**

Listing Date: **03/24/25**

List Price: **\$469,999**

Status: **Pending**

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:

Finished Floor Area

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

DOM

28

Layout

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

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Tandem,Titled,Underground

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		
Condo Fee: \$604		Title: Fee Simple Fee Freq: Monthly		Zoning: DC	
Legal Desc:	1611563	Remarks			

Pub Rmks:

AIR BNB ALLOWED!!! FULLY FURNISHED!!! Own a stunning 28th-floor corner suite at The Guardian. This immaculate 2-bedroom, 2-bath unit features double balconies with downtown views, floor-to-ceiling windows, stainless steel appliances, and a luxurious primary ensuite. The second bedroom offers balcony access and a 3-piece bath. The unit includes tandem underground parking (one Titled and one assigned) and 24-hour security. Located near the Stampede Grounds with access to vibrant community amenities, this property is Airbnb-friendly and can be sold fully furnished. Don't miss out—Contact a realtor today!

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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







