



## 1122 3 Street Calgary Alberta

\$330,000

LIVE AMONG THE CLOUDS on the 32ND FLOOR of Calgary's tallest residential tower! Welcome to The Guardian... a highly sought after and amenity rich high-rise, in the city's vibrant downtown core. This well kept 1 bedroom, 1 bathroom home has a bright and open floorplan. South facing FLOOR TO CEILING WINDOWS provide dazzling natural light. Enjoy beautiful VIEWS of the Rocky Mountains and the Elbow River from your patio. The kitchen boasts QUARTZ countertops, stainless steel appliances, a large centre island and under cabinet lighting. There are built-in closet organizers in the bedroom, to maximize the space. Easy-to-clean laminate and tile flooring. Other bonuses include in-suite laundry, titled UNDERGROUND PARKING and a separate storage locker. Residents have access to a number of convenient amenities, including a fitness centre, social/party room, outdoor terrace with BBQ, workshop and front desk concierge. There is a delicious cafe/restaurant that is attached to the building, as well as a park directly across the street. Easy access to the Stampede grounds, the LRT, Sunterra market, restaurants, night life and everything else that the Beltline has to offer. You will love living here! Book a showing before its too late and check out the 3D VIRTUAL TOUR.

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Primary Bedroom 9.83 Ft x 12.00 Ft

4pc Bathroom 5.83 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

<http://emilylovescalgary.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca