



# 1188 3 Street Calgary Alberta

\$478,000

Welcome to the Guardian! This 22nd floor corner unit has amazing city views from every window and 2 balconies to enjoy! The open floor plan features a pristine white kitchen with quartz counters, central island with seating and plenty of cabinets, a living room surrounded with floor to ceilings windows and access to your large covered balcony. There are 2 primary bedrooms each with their own ensuite and the one has a private balcony with views south of Calgary and Stampede Park. This executive style unit has porcelain tile throughout, new laminate flooring in 2023 and ensuite laundry with brand new washer & dryer. You also get a titled storage unit and 1 leased parking stall to complete this unit. The Guardian has much to offer from the fitness centre, workshops, concierge, and social rooms to only being steps away from transit, Stampede Park and minutes walk to 17 Avenue and the downtown core. Air BNB's are allowed (with approval), amazing opportunity for a first time buyer or investor. (id:6769)

Kitchen 13.00 Ft x 10.92 Ft  
Living room 9.83 Ft x 8.92 Ft  
Primary Bedroom 9.92 Ft x 9.83 Ft  
4pc Bathroom Measurements not available

Primary Bedroom 12.50 Ft x 10.00 Ft  
3pc Bathroom Measurements not available  
Laundry room Measurements not available

Listing Presented By:



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RE/MAX First



See

**Mirror**

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