



1122 3 Street Calgary Alberta

\$1,088,000

Welcome to The Guardian, Calgary's prestigious and TALLEST residential tower. Be the first to have the unique opportunity to reside in this NEVER BEEN LIVED IN UNIT on the 41st floor. This luxurious 2 bed + den, 2.5 bath, 1545 sqft sub penthouse features 9'6" HIGH CEILINGS. Prepare to be mesmerized by the stunning unobstructed views of both the Calgary skyline and majestic mountains. The unit boasts thermal efficient floor to ceiling windows, allowing for spectacular views and an abundance of natural light to fill the space. The modern and sleek kitchen is a chef's dream, equipped with integrated built-in luxury European appliances, perfect for cooking your meals. Indulge in the design of Armony Cucine cabinetry from Italy with sophisticated silent suppression closing system in the kitchen and both ensuites. The den provides a seamless blend of functionality and style, making it perfect for those who work remotely or desire the additional versatile space. Both ensuites include travertine tiles, a rain shower head, a fixed jet hand shower bar and a relaxing soaker tub to unwind within the comfort of your own home. The Guardian offers an impressive array of amenities to enhance your lifestyle. Stay active with access to the contemporary gym, yoga studio and workshop space for your creative projects, all located on the 6th floor. The social lounge on the 7th floor is another area to relax and entertain which also opens onto the outdoor terrace. Parking is a breeze with the option to own additional titled underground parking stalls, available for purchase at an alluring price. Convenience is at your fingertips, with ZCREW Cafe located on the main floor. Just steps away is the new community space with the sport courts, off-leash dog park and EV charging stations. This property offers access to plenty of entertainment options, restaurants, bike paths, and the iconic Stam...

- 2pc Bathroom 7.17 Ft x 4.67 Ft
- 5pc Bathroom 7.17 Ft x 14.33 Ft
- 5pc Bathroom 7.50 Ft x 8.42 Ft
- Bedroom 11.58 Ft x 14.25 Ft
- Den 9.50 Ft x 13.92 Ft
- Dining room 7.08 Ft x 14.00 Ft

- Foyer 4.83 Ft x 11.00 Ft
- Kitchen 9.08 Ft x 14.00 Ft
- Living room 14.25 Ft x 15.00 Ft
- Primary Bedroom 15.42 Ft x 18.75 Ft
- Storage 5.00 Ft x 5.50 Ft
- Other 15.42 Ft x 7.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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(CENTRAL)**

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