



1188 3 Street Calgary Alberta

\$500,000

Welcome to The Guardian South, Calgary's TALLEST residential tower. Once you step into this elegant 2 bed & 2 bath corner unit, you will notice the abundance of natural lighting and the HIGH 9.5' CEILINGS which is a foot higher than other units in the building. Discover the essence of relaxation and entertainment as you step onto your MASSIVE wrap-around balcony with 782 square feet of private outdoor patio space. Just imagine the extraordinary unobstructed views of the vibrant fireworks during Stampede from your private space as you host gatherings or unwind after a long day against Calgary's backdrop. The modern kitchen is a culinary masterpiece, with seamlessly integrated European appliances that redefine convenience and style. Indulge in the design of Armony Cucine cabinetry from Italy, boasting a sophisticated silent suppression closing system in both bathrooms and the kitchen. Your everyday rituals will transform into moments of sheer luxury with the induction cooktop, featuring a modern touchscreen control that guarantees seamless cooking experiences and effortless cleanups. Experience a lifestyle enriched by an array of amenities - from the welcoming concierge to the well-equipped gym, invigorating yoga studio, social lounge and a versatile workshop catering to your creative projects. Pixel Park is just steps away which includes a skateboard plaza, pickleball and basketball courts, an off-leash dog park and EV charging stations. This property also offers proximity to plenty of entertainment options, restaurants, bike paths, the iconic Stampede grounds and the new BMO centre. With Calgary's upcoming new arena in the vicinity, the possibilities for enjoyment are endless. Check out the VIRTUAL TOUR and book an appointment to view your new home today! (id:6769)

3pc Bathroom 7.92 Ft x 4.92 Ft
 4pc Bathroom 7.92 Ft x 4.92 Ft
 Bedroom 9.50 Ft x 12.92 Ft
 Dining room 8.58 Ft x 10.08 Ft

Kitchen 12.25 Ft x 17.08 Ft
 Other 39.17 Ft x 17.67 Ft
 Primary Bedroom 12.33 Ft x 9.75 Ft

Listing Presented By:



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Real Broker

<http://www.artlee.ca/>



**RE/MAX REAL ESTATE
(CENTRAL)**

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