



## 1188 3 Street Calgary Alberta

\$345,000

Located in the vibrant heart of Calgary, this spacious one-bedroom, one-bathroom condo resides in the prestigious South Guardian Tower, blending modern design, luxury, and urban living. Boasting one of the largest square footages available for a one-bedroom unit, this meticulously maintained home is filled with natural light streaming through large west-facing windows that offer stunning city and mountain views. The sleek, contemporary interior features an open kitchen with a center island, quartz countertops, panel-ready refrigerator and freezer, and sleek appliances, a bedroom with floor-to-ceiling windows, a walk-through closet, and a 4-piece bathroom. The living room seamlessly extends to a private 120 square foot balcony, where breathtaking vistas await. This property includes the added convenience of a very desirable titled underground parking stall with only one neighbouring stall and an assigned storage locker. The South Guardian Tower is pet-friendly (subject to board approval) and offers an array of amenities, including a state-of-the-art fitness center, yoga studio, rooftop lounge, and a social room with a garden terrace. Beyond the building, the neighborhood is a hotspot for trendy cafes, gourmet dining, and boutique shopping, all setting the stage for an exciting urban lifestyle. With the future completion of the nearby arena, this prime location will become even more sought-after. Don't miss your opportunity to own in this exceptional building in a prime location! (id:6769)

Living room 14.00 Ft x 10.17 Ft

Kitchen 11.75 Ft x 8.08 Ft

Primary Bedroom 10.00 Ft x 9.67 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Foyer 5.00 Ft x 4.42 Ft

Den 6.67 Ft x 4.33 Ft

Laundry room 4.33 Ft x 2.42 Ft

Listing Presented By:



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