



# 1122 3 Street Calgary Alberta

\$530,000

2 BEDROOM | 2 BATHROOM | OPEN CONCEPT | 9' CEILINGS | FLOOR TO CEILING WINDOWS | STUNNING VIEWS | 2 PARKING STALLS | Welcome to this 2 bedroom, 2 bathroom corner unit on the 18th floor in the prestigious Guardian building. As you enter the condo you are welcomed into a spacious open layout with floor-to-ceiling windows with both city and mountain views. The contemporary kitchen features quartz counter tops with large island and breakfast bar, and high quality built-in appliances. The master bedroom comes complete with walkthrough closet with built-in cabinetry and 4-piece ensuite washroom. This condo also features an additional bedroom, 3-piece bathroom, in-suite laundry and plenty of storage and closet space. The large balcony will provide you with space to relax on summer nights and enjoy the sunset. Enjoy the added benefits of a titled tandem parking stall that fits two vehicles and assigned storage locker. The building includes numerous amenities including a generous fitness centre/ yoga studio, social club/private lounge, garden terrace with BBQ, fire pit and seating area, workshop and concierge services. Conveniently located near restaurants, cafes, Sunterra Market and the Stampede grounds, this condo is a must see! (id:6769)

|                                     |                                |
|-------------------------------------|--------------------------------|
| Foyer 11.67 Ft x 4.33 Ft            | 4pc Bathroom 7.67 Ft x 5.00 Ft |
| Kitchen 11.33 Ft x 8.17 Ft          | Bedroom 10.50 Ft x 9.33 Ft     |
| Dining room 9.33 Ft x 6.67 Ft       | 3pc Bathroom 7.50 Ft x 5.00 Ft |
| Living room 18.00 Ft x 12.83 Ft     | Laundry room 5.83 Ft x 2.33 Ft |
| Primary Bedroom 11.67 Ft x 11.00 Ft | Other 19.00 Ft x 6.17 Ft       |

Listing Presented By:



Originally Listed by:  
RE/MAX FIRST

<http://www.MathewSaidMorley.com>



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