



## 1188 3 Street Calgary Alberta

\$299,900

Welcome to this 20th floor one bedroom condo with fabulous view of the downtown skyline. Located in the Calgary's most prestigious & tallest residential tower with luxury and convenience come together. This condo has an open functional floorplan with a large balcony next to the living room. The wall-to-ceiling windows let in an abundance of natural light and highlight the unobstructed views. You can watch fireworks from Stampede Grounds from your own balcony. The contemporary kitchen is equipped with built-in appliances, long continuous quartz countertop and many cabinets along the wall for storage. A good-sized bedroom can accommodate a king bed with a side table and the closet has built-in organizers. The 4-piece bathroom has upgraded tile and a large vanity. It also contains in-suite laundry with stacked washer and dryer. The building includes extensive amenities such as a gym on floor 6, party room/courtyard/patio area on floor 7, 24-hour security & concierge service. Conveniently located in the Beltline community of downtown Calgary, close to all the amenities, C-train and public transportations, walking distance to the river, close to the Stampede grounds, central public library, studio bell, minutes away from local bars, cafes and restaurants. This condo is an ideal place to live or investment. The Guardian South tower is Airbnb/short term rentals friendly. (id:6769)

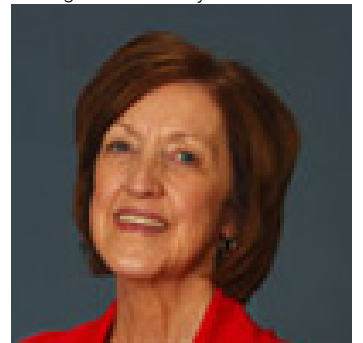
Living room 10.33 Ft x 10.33 Ft

Kitchen 11.33 Ft x 6.92 Ft

Primary Bedroom 10.92 Ft x 8.25 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
HOMECARE REALTY LTD.



**CIR**

**REALTY**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca