



# 1188 3 Street Calgary Alberta

\$495,000

Discover the allure of urban living in the Guardian South Tower, an esteemed address in the vibrant East Village. Located on the 21st floor, this expansive two-bedroom, two-bathroom corner unit spans over 700 square feet and offers the perfect blend of style and functionality. Step into a welcoming lobby where a friendly concierge and neighbours create a warm community atmosphere. Three speedy elevators, ready to whisk you to the state-of-the-art fitness center or workshop on the 6th floor, the luxurious owner's lounge and terrace on the 7th, or directly to your new home, assure effortless access to amenities. Inside, contemporary elegance defines this residence. Light-coloured laminate flooring complements the sleek white kitchen, featuring a distinctive glossy backsplash, built-in appliances like the refrigerator and dishwasher, and an island with a breakfast bar. Adjacent to the kitchen, there's ample space for a table and chairs, perfect for dining. The generous living space is bathed in natural light, thanks to large windows and not one but two balconies. These balconies are perfect for soaking in panoramic views of the Rivers, Scotsman Hill, Saddledome, and Stampede fireworks. Convenience abounds with in-suite laundry, including a washer and dryer, and an oversized storage locker assigned to this unit. Adding to the appeal, this unit includes a convenient parking stall and offers a fantastic investment opportunity with the flexibility for both long- and short-term rentals (confirm procedures and registration with management). Embrace the best of city living in a home that's as stylish as it is practical. (id:6769)

Living room 9.75 Ft x 9.67 Ft  
 Kitchen 12.92 Ft x 10.08 Ft  
 Dining room 9.75 Ft x 8.92 Ft  
 Laundry room 3.00 Ft x 2.58 Ft  
 Primary Bedroom 9.92 Ft x 9.75 Ft

Bedroom 9.92 Ft x 9.75 Ft  
 4pc Bathroom 7.83 Ft x 4.92 Ft  
 3pc Bathroom 7.50 Ft x 4.92 Ft  
 Other 7.25 Ft x 4.50 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.justinhavre.com/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

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