



# 1122 3 Street Calgary Alberta

\$273,900

Welcome to your new urban oasis! This beautifully designed 1-bedroom, 1-bathroom apartment on the 13th floor offers breathtaking views of the city and Stampede grounds. Enjoy the convenience of a short walk to downtown, East Village, LRT (in the free zone), +15 walkway, and a plethora of coffee shops, restaurants, and Sunterra! Located in the highly sought-after Guardian concrete building, residents enjoy access to fantastic amenities, including a fully-equipped gym, yoga studio, garden terrace, workshop, bike storage, concierge service, and an owners' lounge. Key Features: Modern Kitchen: High-end appliances, paneled fridge and dishwasher, quartz countertops, garburator, central island, and upgraded backsplash make this kitchen a chef's dream. Stylish Living Space: Gorgeous vinyl plank flooring throughout, with tile accents in the bathroom. Enjoy relaxing in the bright and inviting living room, perfect for watching Stampede fireworks! Luxurious Bathroom: Features a 4-piece layout with quartz counter, dual-flush toilet, soaker tub, and full tile surround. Outdoor Retreat: A huge balcony offers the perfect spot for morning coffee or evening relaxation. Additional Perks: The unit comes with a separate storage locker, walk-in closet, and in-suite stacked laundry for your convenience. Condo fees include heat and water, ensuring a hassle-free living experience. Don't miss out on this opportunity to live in a prime location with stunning views and unparalleled amenities. Schedule your private viewing today! (id:6769)

Primary Bedroom 2.77 M x 2.46 M

Living room/Dining room 3.05 M x 2.82 M

Kitchen 1.63 M x 3.25 M

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

<http://realtordave.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca