



# 1122 3 Street Calgary Alberta

\$449,900

Wow!! Under \$450k! Excellent opportunity for all home buyers and investors! Million Dollar Views! \*Watch the video\* Luxury living awaits at The Guardian, Calgary's tallest residential towers. This exquisite FULLY FURNISHED 2-bedroom, 2-bathroom NE CORNER UNIT CONDO kept in an immaculate condition offers unparalleled PANORAMIC VIEWS OF DOWNTOWN, CITYLINE, BOW RIVER, SADDLEDOME, & STAMPEDE GROUNDS. Excellent opportunity for all home buyers and investors looking to gain the max lucrative rental income through this gorgeous furnished suite. Step into an upscale bright, sunny, and open floorplan illuminated by floor-to-ceiling windows with great views of the city, enhanced by LED lighting and laminate wood floors that will leave you at a wow! The Chef's kitchen boasts panelled fridge, a Bosch dishwasher, over the counter gas cook top, complemented by sleek white cabinets with an elegant glass backsplash, quartz countertops, and a spacious island perfect for entertaining. A water filtration system adds convenience. Enjoy a dining area with stylish built-ins and a living room featuring walls of windows and a built-in entertainment console. The sizable balcony beckons with stunning unobstructed views of Calgary's skyline and gorgeous citywide views, perfect for your morning coffee. The primary spacious bedroom has floor to ceiling windows with downtown views, a generous sized closet, and its own luxurious ensuite. The second bedroom also offers expansive views with a bathroom with walk-in glass shower located right in front of the second bedroom. Both the bedrooms are located on different sides offering privacy. Additional features include an in-suite laundry closet with new washer/dryer, ABOVE GRADE TITLED PARKING STALL (#203 on 5th floor), and an assigned storage locker. Residents of The Guardian enjoy exclusive amenities such as concierge service, a garden terrace wi...

3pc Bathroom 4.92 Ft x 7.83 Ft  
 4pc Bathroom 44.92 Ft x 7.83 Ft  
 Bedroom 13.00 Ft x 9.58 Ft

Kitchen 17.17 Ft x 12.17 Ft  
 Living room 10.08 Ft x 9.33 Ft  
 Primary Bedroom 9.92 Ft x 12.58 Ft

Listing Presented By:



Originally Listed by:  
Diamond Realty & Associates LTD.

<https://realestatewithshrav.com/>



**Real Estate Professionals Inc.**

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

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