



# 1122 3 Street Calgary Alberta

\$324,900

Welcome to sky-high urban living at The Guardian—one of Calgary's tallest residential towers—where this 24th-floor, west-facing 1-bedroom unit offers breathtaking, unobstructed views of the city skyline, the Bow River, and the Rocky Mountains. Framed by floor-to-ceiling windows, this sleek, modern home is packed with over \$10,000 in upgrades, including travertine-tiled bathroom floors and tub surround, custom closet built-ins, and designer lighting. The gourmet kitchen is a showpiece, featuring integrated Miele appliances, quartz countertops, soft-close Italian cabinetry, a stunning glass backsplash, and a built-in fridge—ideal for the stylish entertainer or aspiring chef. The spacious bedroom features a walk-through closet with built-in organizers and a cheater 4-piece ensuite with a deep soaker tub. Enjoy sunsets from your oversized balcony equipped with a gas BBQ hookup or explore the building's incredible amenities: a full fitness centre, yoga studio, social lounge with party room, expansive 7th-floor rooftop terrace, workshop, bike storage, concierge, and 24-hour security. Your heated, underground parking stall and assigned out-of-suite storage locker add everyday convenience. Located in the heart of Calgary's Beltline, you're just steps from Stampede Park, the future Event Centre, trendy cafes, craft breweries, off-leash dog parks, community sports courts, EV charging stations, and the Riverwalk. With excellent transit access via Victoria Park/Stampede C-Train Station and multiple bus routes, plus quick connections to Macleod Trail, Memorial Drive, and Deerfoot, this home delivers the perfect fusion of luxury, lifestyle, and location. (id:6769)

Living room 14.67 Ft x 14.50 Ft

Kitchen 14.33 Ft x 11.33 Ft

Primary Bedroom 10.17 Ft x 9.75 Ft

Other 6.75 Ft x 5.33 Ft

4pc Bathroom 8.17 Ft x 7.58 Ft

Laundry room 4.67 Ft x 2.42 Ft

Other 12.58 Ft x 11.25 Ft

Listing Presented By:



Originally Listed by:  
KIC Realty

<https://www.argenalgroup.com/>



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