



1122 3 Street Calgary Alberta

\$399,900

First 3 months of condo fees covered by seller! Welcome to this exquisite 33rd-floor corner unit with two balconies offering breathtaking views! To the east, you'll enjoy stunning river views, and to the south, you'll be treated to picturesque vistas of the Stampede Grounds, Saddledome and the new site of Scotia Place. On a clear day, you'll have Mountain views as well! This unit, located in the Guardian I, features a well-thought-out layout with two bedrooms strategically placed for privacy, along with two full bathrooms. The gourmet kitchen features a spacious island with beautiful quartz countertops and a convenient breakfast bar. High-end stainless steel appliances, sleek modern cabinetry complete the stylish aesthetic of the kitchen. Additionally, the unit is equipped with in-suite laundry for added convenience. The living room and open-concept kitchen/dining area are enveloped by floor-to-ceiling windows, immersing the space in natural light and providing captivating views of the surroundings. This unit also offers titled underground parking for your vehicle, as well as a separate storage locker to accommodate your belongings. The presence of a dedicated concierge ensures a high level of convenience and security for residents. The Guardian I provides an array of exceptional amenities for its residents to enjoy. The social lounge is perfect for entertaining guests or mingling with neighbors, while the garden terrace offers a serene outdoor space to relax and unwind. For fitness enthusiasts, the gym has impressive city views and loads of equipment, so convenient to enjoy before or after work. There is also a workshop equipped with a workbench and hand tools for those who enjoy hands-on projects and craftsmanship. Enjoy this trendy neighborhood, which offers a host of attractions just steps away from your doorstep. You'll find yourself in close proximity to t...

Primary Bedroom 10.42 Ft x 9.92 Ft

Bedroom 10.33 Ft x 10.00 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Other 7.50 Ft x 8.17 Ft

Laundry room 2.75 Ft x 3.00 Ft

Kitchen 13.00 Ft x 8.25 Ft

Living room 13.08 Ft x 10.42 Ft

Dining room 8.92 Ft x 9.75 Ft

Other 13.08 Ft x 5.50 Ft

Other 11.17 Ft x 5.50 Ft

Listing Presented By:



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