



# 1122 3 Street Calgary Alberta

\$985,000

Welcome to this stunning sub-penthouse in The Guardian at the heart of Calgary's cultural and entertainment district. This two- bedroom plus den cosmopolitan condo in the sky offers 1,625 sq ft of contemporary and refined urban living. The southwest corner location on the 36th floor provides sweeping and unobstructed views of the downtown skyline, the Rocky Mountains to the west, and cityscape views from north to south. Step into a world of luxury living with floor to ceiling windows, 10 foot ceilings, a west facing 417 sqft wrap around terrace, an open floorplan concept, and exceptional finishings such as engineered hardwood flooring, travertine tiling, and a serene neutral colour palette through-out. Several upgrades including custom California Closets, and premier custom window coverings. Nestled beside floor to ceiling windows and the west facing wrap-around terrace, the living room features a beverage bar with two wine fridges and is adjacent to the stylish dining room and kitchen. Italian Armory Cucine cabinetry, Meile appliances, a walk-in pantry, large breakfast bar, and Quartz countertops bestow a luxurious and functional culinary experience in the kitchen. Affording comfort with sophisticated style, the main living area and terrace are ideally suited for entertaining and modern living, all while enjoying unrivalled views, sunsets, and extraordinary downtown city lights. The primary bedroom is a tranquil retreat and offers outstanding city views, a 5-piece ensuite with double vanity including an Insignia vanity mirror TV, Quartz countertops, and a large walk-in custom California Closet. The second bedroom doubles as a sitting/family room with a Queen size custom Italian sofa/wall bed system with custom designed built-ins and display shelves for extra storage and convenience. This bedroom also has a walk-in custom California Closet and an ensuite ensuring...

Foyer 4.67 Ft x 11.08 Ft  
 Living room 13.08 Ft x 17.83 Ft  
 Other 12.00 Ft x 5.25 Ft  
 Dining room 9.75 Ft x 17.83 Ft  
 Kitchen 7.75 Ft x 13.67 Ft  
 Primary Bedroom 14.42 Ft x 12.58 Ft

Bedroom 11.58 Ft x 10.50 Ft  
 Den 9.92 Ft x 14.33 Ft  
 Laundry room 3.25 Ft x 5.58 Ft  
 2pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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