



1188 3 Street Calgary Alberta

\$499,900

Amazing mountain and city views from this south facing unit on the 20th floor in the Guardian overlooking Stampede Park. This location is fantastic for the downtown live/work lifestyle and provides a great opportunity if you are looking to invest in strong cash flowing short term rental properties. This 2 bedroom / 2 bathroom unit with a balcony is very modern, provides an open concept, in suite laundry, and the floor to ceiling windows capture the views. Modern neutral colors with a European style white kitchen offering built in appliances matches the location perfectly. There is a separately titled indoor parking and an assigned storage locker. Building amenities include a great fitness center and a resident's lounge that leads to the outdoor patio/bbq area. 20th floor, indoor parking, 2 bedrooms, 2 bathrooms, floor to ceiling windows to enjoy the views of Stampede Park - downtown - and the mountains all come to together to provide a great live/work lifestyle or a tremendous investment opportunity in the short term rental market. (id:6769)

3pc Bathroom 5.00 Ft x 7.83 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Bedroom 12.67 Ft x 9.67 Ft

Dining room 7.17 Ft x 12.33 Ft

Kitchen 10.08 Ft x 12.25 Ft

Living room 10.08 Ft x 8.83 Ft

Primary Bedroom 10.00 Ft x 12.50 Ft

Listing Presented By:



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