



# 1188 3 Street Calgary Alberta

\$495,000

Welcome to The Guardian! This unit is completely bathed in natural light with floor to ceiling windows and stunning views from every room (don't worry it also has central air!) The spacious kitchen has built-in refrigerator and dishwasher, electric cooktop and built-in oven and neutral quartz countertops with a modern glass backsplash. The first bedroom is off the entrance and conveniently across the hall from a 3 piece bath with that same gorgeous quartz, ceramic flooring and a glass stall shower. The kitchen, dining and living areas are all open making this a great space for entertaining friends! The south balcony offers more stunning views of the Stampede grounds, Saddledome, BMO Centre and the Elbow River! The primary bedroom like the rest has amazing views, double closets and a 4 piece ensuite bath. The building comes with tons of great amenities, including a fitness centre and lounge/games room, 24 hour concierge and outdoor garden terrace. Steps away from shopping, restaurants, coffee shops and entertainment! This building also allows Airbnb's (with approval) if you're looking to generate some additional income! This condo boasts a titled interior parking stall above ground as well as an assigned storage locker on the 2nd floor apart from the condo (ideal for seasonal items or bulk purchases) and bike storage on P1. Book your showing today! (id:6769)

Foyer 7.17 Ft x 8.67 Ft  
 Other 17.42 Ft x 12.17 Ft  
 Living room 10.33 Ft x 9.08 Ft  
 Primary Bedroom 9.75 Ft x 12.67 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft  
 Bedroom 12.83 Ft x 9.50 Ft  
 3pc Bathroom 4.92 Ft x 8.00 Ft  
 Other 13.33 Ft x 5.58 Ft

Listing Presented By:



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