



1188 3 Street Calgary Alberta

\$349,900

Experience urban sophistication in this executive 1-bedroom condo on the 10th floor of The Guardian, one of Calgary's most iconic high-rises, located in the heart of the Beltline. Floor-to-ceiling windows frame captivating west-facing city views, bathing the open-concept layout in natural light and creating an incredible backdrop for daily living. Central air conditioning keeps the unit comfortable year-round. Culinary adventures await in the sleek, modern kitchen finished with high-gloss cabinetry, quartz countertops, a centre island and built-in appliances, perfect for hosting or quiet nights in. The living area extends effortlessly to a spacious private balcony, offering a true indoor/outdoor lifestyle and an unbeatable spot to watch the city lights. The bedroom features full-height windows, a walk-through closet and cheater access to a stylish 4-piece bathroom. In-suite laundry, titled underground parking and 24-hour security (no more lost packages!) add convenience and peace of mind. The Guardian offers an extensive array of amenities including a fully equipped fitness centre, a yoga studio, a social lounge with TVs, ping pong and a full kitchen, plus a rooftop terrace with fire tables, BBQs and lounge seating for unforgettable entertaining. There's also a workshop, bike storage, concierge service and visitor parking. Enjoy unbeatable access to downtown lifestyle perks, just steps from the C-Train, Stampede Grounds, Saddledome, East Village, the Bow River Pathway, Repsol Centre and 17th Ave's dining, nightlife and boutique shopping. This is lock-and-leave living at its finest, with everything you need at your fingertips. Don't miss your chance to own a stunning sky-high retreat in one of Calgary's most prestigious condo towers! (id:6769)

4pc Bathroom Measurements not available
Primary Bedroom 9.67 Ft x 10.17 Ft

Kitchen 14.42 Ft x 15.33 Ft
Living room 10.25 Ft x 14.17 Ft

Listing Presented By:



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