

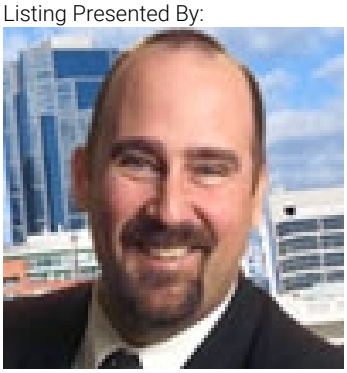
1122 3 Street Calgary Alberta

$272,500

Experience the best of downtown living in this meticulously maintained 1 bedroom condo in The Guardian, Calgary's tallest residential tower. Floor-to-ceiling windows frame breathtaking west-facing views of the Calgary skyline and Rocky Mountains while filling the home with natural light.Thoughtfully designed for modern living, the open concept layout features a chef-inspired kitchen with quartz countertops, a spacious island, sleek European appliances, custom built-in closets, and convenient in-suite laundry. The spacious bedroom offers oversized windows, a walk-through custom closet, and direct access to the bright 4-piece bathroom.Step onto your oversized private balcony and take in breathtaking sunsets with panoramic views stretching from the downtown core to the Rocky Mountains. Whether you're enjoying your morning coffee or relaxing after a long day, the scenery provides an incredible backdrop year-round.This home has been exceptionally well cared for and includes a titled underground parking stall and private storage locker. Residents of The Guardian enjoy premium amenities including a fully equipped fitness centre, a stylish owners' lounge with a party room, a workshop, and an outdoor terrace.Located in the heart of downtown, you're just steps from cafes, restaurants, shopping, transit, the Bow River pathway system, Stampede Park, and Calgary's rapidly evolving Entertainment District, including the new Scotia Place. With downtown at your doorstep and endless possibilities just outside your front door, this is your opportunity to experience everything downtown living has to offer. Book your private showing today! (id:6769)

4pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 10.08 Ft x 9.75 Ft
Living room 10.50 Ft x 10.25 Ft
Dining room 6.75 Ft x 14.58 Ft
Kitchen 8.58 Ft x 11.58 Ft

Listing Presented By:



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