



## 1122 3 Street Calgary Alberta

\$309,900

Nestled within the prestigious Guardian building, this 1 bed, 1 bath apartment offers a luxurious urban retreat high above the vibrant pulse of the city. Situated in the heart of convenience, this residence is a stone's throw away from downtown, East Village, and the LRT, granting easy access to the free zone for seamless travel. With the coveted +15 connections, countless coffee shops, diverse restaurants, and the nearby Sunterra Market, the urban experience is truly at your doorstep. The Guardian stands as an architectural gem, boasting a concrete structure with an array of amenities. Enjoy access to a well-equipped gym, a serene yoga studio, a delightful garden terrace, secure bike storage, the assistance of a dedicated concierge, and the inviting ambiance of an owners' lounge. Stepping into the unit, you're greeted by a meticulously designed kitchen adorned with high-end appliances, including a beautifully paneled fridge and dishwasher. Quartz countertops, a convenient garburator, a central island, and an upgraded backsplash amplify the elegance of this culinary space. The interior ambiance is enhanced by gorgeous vinyl plank flooring, complemented by tile in the pristine bathroom. The 4-piece bathroom showcases a quart counter, a dual flush toilet, a soaker tub, and a full tile surround, ensuring a spa-like experience within your own home. Additional Features: Expansive and private, a huge balcony invites breathtaking views and relaxation. The unit is equipped with a separate storage locker, a walk-in closet for ample storage, in-suite stacked laundry for convenience, and indoor parking for added ease. Not to forget, condo fees encompass the cost of heat and water, ensuring a hassle-free living experience. (id:6769)

Primary Bedroom 2.95 M x 2.92 M

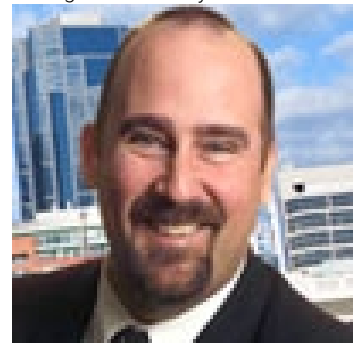
Living room 3.73 M x 3.40 M

Kitchen 2.82 M x 2.36 M

Dining room 1.47 M x 1.47 M

4pc Bathroom Measurements not available

Listing Presented By:



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