



# 1122 3 Street Calgary Alberta

\$319,900

One of Beltline's most sought after condo buildings, 'The Guardian', amenity rich and conveniently located in downtown Calgary. The unit is a 1 bedroom on the 32nd floor facing south, providing lots of natural light and views of the city's skyline and mountains. Boasting high-end built-in appliances, including a built-in fridge, oven, ceramic glass cooktop range, stainless steel hood fan, dishwasher, and stylish white high gloss cabinets with under-cabinet lighting. The large island and quartz countertops make the perfect work areas providing ample space for your meal prep. The interior has laminate wood floors throughout, and ceramic tile in the bathroom. There's in-suite laundry with stacked washer and dryer and additional storage space. Included is one titled and heated underground parking stall, and a storage locker on P2. The Guardian is revered as the highest residential tower in Calgary and highly sought after for its convenience and accessibility catering to the urban lifestyle. The diverse range of amenities includes a full gym, yoga studio, workshop space, social lounge, outdoor terrace, concierge service, and the ZCREW Cafe on the main floor. Close proximity to key locations like Stampede Park, East Village, C-train station, Saddledome, MNP Community & Sport Centre, and Sunterra Market. If you are seeking a relaxed living experience within a vibrant community, then this is what you've been looking for! (id:6769)

4pc Bathroom 5.83 Ft x 7.67 Ft

Bedroom 9.92 Ft x 11.92 Ft

Kitchen 14.25 Ft x 10.33 Ft

Living room 11.00 Ft x 13.08 Ft

Listing Presented By:



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