



# 1122 3 Street Calgary Alberta

\$485,000

Welcome to this trendy & modern 2 bedroom + 2 bathroom corner unit on the 26th floor of the Guardian North Tower. Open floor plan with spectacular panoramic views of the Calgary city skyline & the incredible views of the Rocky Mountains. Excellent layout with central island, upscale finishing featuring Designer Chef's kitchen, quartz counters, glass backsplash, sleek high end appliances. Floor to ceiling windows let the abundant sunlight into the unit flowing with natural light. Relax and watch the sunset & the fireworks from the large balcony (16 ft x 6 ft). Master bedroom has large closets & luxurious spa en-suite. 2nd bedroom & the 3 pc full bath are on the opposite side of the unit provides privacy. Unit comes with a titled underground parking stall & an assigned storage locker. The Guardian amenities include concierge & security service, fitness room, social room, workshop, yoga studio, garden terrace with BBQs. secured parking & visitors parking. Move in and enjoy the urban lifestyle of a modern Beltline community - a vibrant culture & Entertainment District! Within walking distance to 17th Ave 's shops, restaurants, public transits, Stampede Park, BMO Centre, Scotia Saddledome, Sunterra Market. Quick Possession! Book your showing today!! (id:6769)

Kitchen 16.08 Ft x 8.08 Ft  
Living room 14.50 Ft x 10.92 Ft  
Dining room 10.58 Ft x 8.67 Ft  
Primary Bedroom 13.50 Ft x 10.17 Ft

Bedroom 12.08 Ft x 8.00 Ft  
4pc Bathroom 8.08 Ft x 4.92 Ft  
3pc Bathroom 7.50 Ft x 4.92 Ft  
Laundry room 2.42 Ft x 4.83 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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