



1122 3 Street Calgary Alberta

\$699,900

This beautiful, airy sub-penthouse in The Guardian North Tower welcomes you into a world of light and breathtaking views. Located on the 36th floor, this two-bedroom contemporary condo offers 1,260 sqft of refined urban living. The northeast corner location (one of only 4 units) on the 36th floor provides 270-degree views from the downtown skyline to the West, sweeping across to the North and wrapping all the way around to the East. Featuring floor to ceiling windows, 10-foot ceilings and terraces off the principal living spaces, the master bedroom, and the second bedroom. The main living area seamlessly flows with an open floorplan concept, and the bedrooms are ideally located for privacy and seclusion. Exceptional finishings such as engineered hardwood flooring, ceramic tiling, and blackout blinds offer comfort and luxury. Upgrades include an expansive pantry off the kitchen, and double blinds throughout offering either custom black-out or filtered light options. The living room affords downtown skyline views, and long-range views to the north and the east. Step onto the terrace through the patio doors and bring the stunning views into a spectacular perspective. Nestled between the living room and the kitchen, the dining room is elegant and offers spacious accommodation for a table of 8-10. The kitchen is a chef's dream with Italian Armony Cucine cabinetry, a full Miele appliance package, and a large full waterfall island with seating for 4-5. Quartz counter-tops and a glass backsplash complete a stylish and beautiful kitchen that creates seamless entertaining and comfortable family living. Providing comfort with sophisticated style, the main living area and terrace are ideally suited for entertaining and modern living, all while enjoying unrivaled views, sunsets, and extraordinary downtown city lights. The primary bedroom is a tranquil retreat and offers o...

Living room 18.17 Ft x 12.83 Ft

Primary Bedroom 13.83 Ft x 12.42 Ft

Dining room 18.58 Ft x 8.58 Ft

Bedroom 13.00 Ft x 11.33 Ft

Kitchen 12.67 Ft x 11.25 Ft

Laundry room 8.50 Ft x 5.58 Ft

Other 6.33 Ft x 8.42 Ft

2pc Bathroom 5.75 Ft x 4.92 Ft

4pc Bathroom 8.42 Ft x 7.50 Ft

5pc Bathroom 4.92 Ft x 12.92 Ft

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