



# 1122 3 Street Calgary Alberta

\$399,900

Experience elevated downtown living at The Guardian! Located on the 34th floor, this bright and beautifully designed 2-bedroom, 2-bath condo captures sweeping city views and a dynamic urban backdrop from one of Calgary's most recognizable high-rise communities. The open layout is anchored by a modern, European-style kitchen featuring integrated appliances, streamlined cabinetry, under-cabinet lighting, and a large island that naturally connects the kitchen, dining, and living spaces. Floor-to-ceiling windows bring in abundant natural light and showcase the cityscape, creating a welcoming environment ideal for both everyday living and entertaining. The primary bedroom offers a comfortable retreat with a private 4-piece ensuite, while the second bedroom is versatile and conveniently located near a sleek 3-piece bathroom with a walk-in glass shower--perfect for guests, roommates, or a home office. Additional conveniences include in-suite laundry, a private balcony with impressive views, titled underground parking, and assigned storage. Residents of The Guardian enjoy an outstanding selection of amenities, including a fully equipped fitness centre, yoga studio, social and games rooms, resident lounge, workshop, garden terrace, secure bike storage, and 24-hour concierge service. Positioned just steps from Stampede Park, the Saddledome, East Village, Central Library, and some of downtown Calgary's best restaurants, shops, and entertainment, this home offers a connected and effortless urban lifestyle. Don't miss the opportunity to own a high-level residence in one of the city's premier downtown location! (id:6769)

Primary Bedroom 9.92 Ft x 10.50 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 9.58 Ft x 10.42 Ft

3pc Bathroom 4.92 Ft x 7.67 Ft

Laundry room 2.92 Ft x 2.50 Ft

Other 7.33 Ft x 5.50 Ft

Other 13.50 Ft x 8.50 Ft

Living room 13.08 Ft x 10.42 Ft

Other 5.42 Ft x 12.75 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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