



# 1122 3 Street Calgary Alberta

\$234,900

/// BEST PRICED 1 BEDROOM UNIT IN THE GUARDIAN \\ Beautifully finished and flooded with natural light, this executive 1-bedroom condo offers refined urban living in the heart of Calgary's ever-evolving Culture & Entertainment District. Perfectly positioned just minutes from the Bow River pathways, Stampede Grounds, Scotiabank Saddledome, the state-of-the-art BMO Convention Centre, the upcoming entertainment district, C-Train access, and some of the city's best restaurants and nightlife. Inside, the open-concept layout is enhanced by light oak hardwood flooring and a stunning L-shaped, European-inspired kitchen. Featuring sleek Italian cabinetry, quartz countertops, a contemporary glass backsplash, stainless steel appliances, and a thoughtfully integrated center island with hidden microwave and added storage, the space is as functional as it is stylish-- ideal for both everyday living and entertaining. The living room is a true retreat, highlighted by floor-to-ceiling, wall-to-wall windows that showcase sweeping views of Scotsman Hill and the Bow River Valley. Natural light pours in, creating an airy feel that exceeds the unit's footprint. A sliding glass door opens to the oversized balcony, perfect for morning coffee at sunrise or shaded summer evenings with friends, offering seamless indoor-outdoor living. The private bedroom features a generous walk-in closet with custom organizers. Additional highlights include updated modern lighting and plumbing fixtures, a stylish 4-piece bathroom, and a spacious laundry room with stacked washer and dryer, plus extra storage and hanging space. A large, separate storage locker (approximately 3' x 6' x 7') is included. Parking is available for rent at \$150 + GST per month, with multiple rental opportunities typically advertised by owners within the building. The Guardian is a fully air-conditioned, professionally managed tower offer...

4pc Bathroom Measurements not available

Bedroom 8.25 Ft x 10.25 Ft

Kitchen 10.33 Ft x 10.67 Ft

Living room 10.33 Ft x 10.50 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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