

1122 3 Street Calgary Alberta

$1,250,000

Commanding half of the 39th floor in The Guardian, this exceptional corner residence offers breathtaking, unobstructed views stretching across Calgary's downtown skyline, Bow River, East Village, Stampede Park, and the brand new event centre. With floor-to-ceiling windows, soaring 9'6" ceilings, and an abundance of natural light, this sophisticated home delivers an elevated urban lifestyle in one of the city's most sought-after addresses. Designed with both everyday living and entertaining in mind, the open-concept layout seamlessly connects the living, dining, and kitchen spaces while showcasing panoramic views from nearly every room. The contemporary European-inspired kitchen is beautifully appointed with premium integrated stainless steel appliances, quartz countertops, sleek cabinetry, and a generous island that provides exceptional prep space, storage, and seating. The thoughtfully designed split-bedroom floor plan offers privacy and functionality. The spacious primary retreat features stunning city views, a walk-through closet with custom built-ins, and a stylish private 5 piece ensuite. The second bedroom is ideally positioned with a full bathroom, making it perfect for guests or a dedicated home office. In-suite laundry, titled underground parking, and an assigned storage locker add everyday convenience. Step outside onto the expansive west facing balcony for front-row views of Calgary's ever-evolving skyline or the east facing wrap-around balcony of the primary for river views and gorgeous sunrises. Whether relaxing with your morning coffee or entertaining friends in the evening, the outdoor spaces extends your living area high above the city. Residents of The Guardian enjoy an outstanding collection of amenities, including 24-hour concierge and security, a state-of-the-art fitness centre, yoga studio, resident lounges and games room, workshop, rooftop ga...

5pc Bathroom 11.92 Ft x 13.75 Ft

Other 11.33 Ft x 11.58 Ft

Primary Bedroom 16.08 Ft x 22.67 Ft

3pc Bathroom 6.75 Ft x 9.92 Ft

Bedroom 11.83 Ft x 14.00 Ft

Kitchen 15.42 Ft x 22.00 Ft

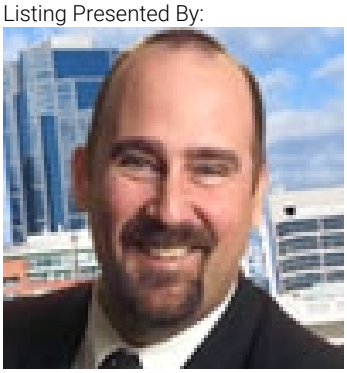
Dining room 9.00 Ft x 16.50 Ft

2pc Bathroom 6.67 Ft x 6.17 Ft

Other 6.58 Ft x 6.92 Ft

Living room 21.58 Ft x 30.58 Ft

Listing Presented By:



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