

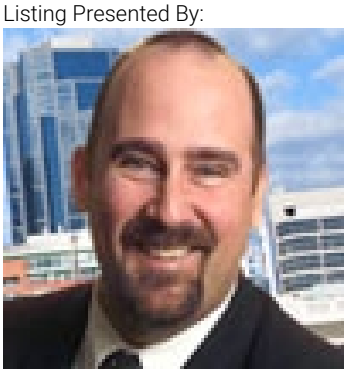
1122 3 Street Calgary Alberta

$390,000

Welcome to The Guardian North Tower. This 26th floor corner unit offers a rare chance to own a high-floor unit with views that are getting harder to find in downtown Calgary.The layout is open, functional, and easy to live in, with 2 bedrooms, 2 full bathrooms, and 9 ft ceilings that make the space feel bright and comfortable. The kitchen has a modern look with quartz countertops, stainless steel appliances, and an island that's perfect for both everyday use and hosting. What really sets this unit apart is the two balconies and the views. One looks out toward the Bow River, while the other offers unobstructed views of the new arena and the downtown skyline. With all the development happening in the area, opportunities like this don't come up often.The primary bedroom features its own ensuite and good closet space, while the second bedroom works well for guests, a roommate, or a home office. You'll also find in-unit laundry, plus the added convenience of parking and storage included.The building itself has everything you need, including a full gym, social lounges, and outdoor BBQ and firepit areas. Step outside and you're within walking distance to transit, restaurants, groceries, and the river pathways.To make things even easier, the sellers are open to selling the unit fully furnished, including couches, beds, bar stools, TVs, and more. It's a true turn-key opportunity, whether you're moving in or looking for a ready-to-go investment.Units with this combination of height, layout, and unobstructed views don't last long, especially in a building like The Guardian. (id:6769)

3pc Bathroom 5.00 Ft x 7.58 Ft
4pc Bathroom 5.00 Ft x 8.08 Ft
Bedroom 13.00 Ft x 10.08 Ft
Dining room 3.58 Ft x 13.33 Ft
Kitchen 12.08 Ft x 13.33 Ft
Living room 8.83 Ft x 10.08 Ft
Primary Bedroom 9.92 Ft x 10.00 Ft

Listing Presented By:



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