

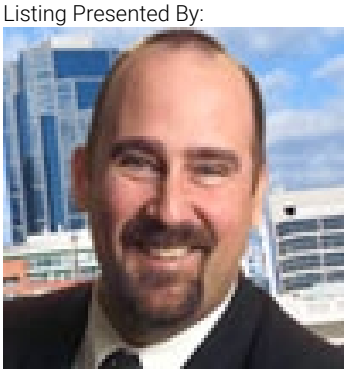
1130 3 Street Calgary Alberta

$500,000

Where luxury living meets entrepreneurial opportunity, this exceptional street-level live/work residence offers a rare chance to integrate your home and business in one of Calgary's most vibrant urban communities. Perfectly positioned in The Guardian, this first-floor unit features direct sidewalk access, creating an ideal setting for a boutique retail or consumer service concept, artist studio, counselling service or professional office, (subject to applicable approvals). Whether you're building your brand or simply seeking an elevated inner-city lifestyle, this versatile property offers unmatched flexibility in a prestigious downtown address. Inside, soaring 11' ceilings and dramatic floor-to-ceiling windows fill the open-concept interior with natural light, creating a bright, welcoming environment for both everyday living and client-facing business. The thoughtfully designed layout adapts effortlessly to your needs, with generous space for living, working, entertaining, or showcasing your business. A contemporary kitchen at the back is appointed with integrated appliances, sleek cabinetry, quartz surfaces, and ample workspace, while the spacious sleeping area, large walk-in closet with custom storage, in-suite laundry, and beautifully finished full bathroom with floating vanity and glass-enclosed shower deliver the comfort and functionality expected of a luxury residence. Beyond your front door, the city becomes your neighbourhood. Located in Calgary's thriving Culture & Entertainment District, you are just moments from the Bow River pathway system, East Village, Stampede Park, the new event centre, Victoria Park/Stampede LRT Station, cafes, restaurants, shopping, and downtown's business core. Clients and guests will appreciate the convenience of ground level access, while residents will enjoy the energy and walkability of this premier urban location. The Guardi...

Living room 19.33 Ft x 21.33 Ft
Dining room 11.50 Ft x 12.92 Ft
3pc Bathroom 4.92 Ft x 8.08 Ft
Other 8.17 Ft x 8.00 Ft
Kitchen 13.25 Ft x 8.08 Ft
Bedroom 11.67 Ft x 12.92 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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