



1188 3 Street Calgary Alberta

\$539,900

Exceptional value - Fabulous Guardian II southwest corner unit with 2 bedrooms, 2 full bathrooms & 2 titled parking stalls. Floor to ceiling windows throughout with panoramic unobstructed downtown, mountain & river views. This very open floor plan has many premiere features including 9 ft ceilings, beautiful low maintenance laminate flooring & heated tile floors. The kitchen includes a large island with breakfast bar, quartz counters & custom appliances. This unit includes an oversized storage locker & a tandem parking stall that is extra wide for easy parking access. Building amenities include a fully equipped fitness centre with yoga studio & a beautifully appointed social room with garden terrace. Close to the Victoria Park LRT Station, Stampede Park, Saddledome, East Village & the river path system. Easy walking distance to Starbucks & the Sunterra Market. (id:6769)

Great room 12.00 Ft x 11.00 Ft

Dining room 11.50 Ft x 6.00 Ft

Kitchen 11.33 Ft x 8.43 Ft

Primary Bedroom 11.25 Ft x 11.17 Ft

Bedroom 12.75 Ft x 10.42 Ft

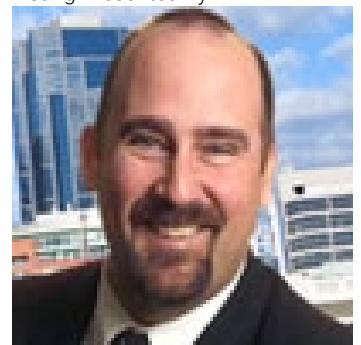
Foyer 8.08 Ft x 4.00 Ft

Laundry room 5.50 Ft x 2.42 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Landan Real Estate

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