



1188 3 Street Calgary Alberta

\$395,000

Wow, check out the views here! This one-bedroom condo has stunning, unobstructed views of the Rocky Mountains, the Calgary skyline, and sunsets. The Guardian is Calgary's tallest residential complex and features 24-hour concierge service, secure underground parking, a workshop, a well-appointed fitness center, a party room, and more! This is the largest 1 bedroom floorplan available at the Guardian and features a built-in desk and bookshelf, a kitchen island, and a 110 sq ft balcony. The kitchen has sleek cabinets with integrated appliances and undercabinet lighting. Facing west with full-height windows, the natural light is fantastic and allows you to soak in the views, including waking up facing the Calgary Tower and the beautiful colours of the sunrise. Don't worry about the heat though, you have central A/C here! This condo is perfectly set up for a working executive, a pied-a-terre for events & stampede, or as a rental property. The home currently boasts a 4.96 rating on Airbnb and short-term rentals are allowed with board & municipal approval. The location is a 94 on Walkscore with all your amenities being steps away. Within a 5-minute walk, you can reach the Stampede LRT station, Pixel Park, Music Mile, Sunterra Market, restaurants, bike paths, East Village, and the Elbow River. This unit also comes with a titled parking stall and assigned storage locker. Check out the virtual tour for daytime photos and book your showing today! (id:6769)

Living room 10.08 Ft x 14.00 Ft

Kitchen 8.92 Ft x 11.83 Ft

Primary Bedroom 9.58 Ft x 10.08 Ft

4pc Bathroom 7.50 Ft x 8.17 Ft

Other 10.58 Ft x 11.33 Ft

Listing Presented By:



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