



# 1188 3 Street Calgary Alberta

\$519,900

Exceptional value - Fabulous Guardian II southwest corner unit with 2 bedrooms, 2 full bathrooms & 2 titled tandem 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 3.66 M x 3.35 M

Dining room 3.51 M x 1.83 M

Kitchen 3.45 M x 2.57 M

Primary Bedroom 3.43 M x 3.41 M

Bedroom 3.89 M x 3.18 M

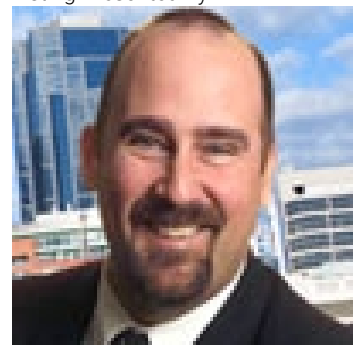
Foyer 2.46 M x 1.22 M

Laundry room 1.68 M x .74 M

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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