



1188 3 Street Calgary Alberta

\$299,000

Welcome to elevated downtown living at The Guardian. Situated on the 18th floor, this thoughtfully designed 1-bedroom residence offers a smart, efficient layout that lives larger than its footprint--perfect for urban professionals, investors, or anyone craving a lock-and-leave lifestyle. The unit is fully furnished, making it an effortless move-in or turnkey investment. Clean lines, modern cabinetry, quartz countertops, and expansive floor-to-ceiling windows create a contemporary space filled with natural light and striking city views. Residents of The Guardian enjoy first-class amenities including a state-of-the-art fitness centre, residents' lounge, concierge service, and secure building access. An assigned parking stall and storage locker--rare finds in the core--complete the package. Steps from Stampede Park, East Village, dining, shopping, and transit, this is downtown Calgary living at its best--stylish, convenient, and connected. (id:6769)

Living room 9.67 Ft x 10.42 Ft

Primary Bedroom 9.17 Ft x 10.50 Ft

Eat in kitchen 11.42 Ft x 10.42 Ft

4pc Bathroom 7.75 Ft x 4.17 Ft

Listing Presented By:



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