

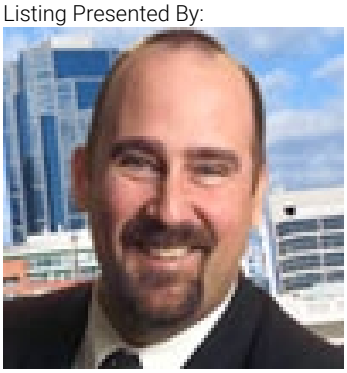
1188 3 Street Calgary Alberta

$454,900

Location, location, location! Executive luxury living in the highly sought-after condo close to all amenities including 17th Ave restaurants, shops, 4th Ave amenities, walking distance to parks, also walking distance to downtown core and CTrain access. You'll also enjoy close proximity to the Stampede Grounds, with convenient access to Memorial Drive and Crowchild. This west-facing corner unit offers breathtaking panoramic city views from virtually every room. Enjoy spectacular sunsets and the sparkling city skyline from the oversized private balcony. Inside, the IMMACULATE, bright and spacious unit you will enjoy the open-concept from the kitchen to the living room and kitchen area. Upgraded luxury vinyl plank flooring and floor-to-ceiling windows with custom window coverings that wrap around the entire unit, filling the space with natural light. This CORNER UNIT features a modern kitchen with high-end appliances, upgraded white cabinetry, quartz countertops, a custom tile backsplash, a built-in refrigerator, and a massive island with an eating bar. Good sized master bedroom that includes a walk through closet and a private 4-piece ensuite. A second bedroom that is excellent flexibility for guests, family, or a home office, while an additional 3-piece bathroom close to the second bedroom. The unit also includes a stackable washer and dryer, along with a spacious front foyer and large storage closet. Additional features include titled tandem heated underground parking (Stall #421 on P2) and a separate storage locker (assigned #421) conveniently located on the second floor. Residents of the Guardian enjoy exceptional amenities, including professional security, a state-of-the-art fitness center, yoga studio, workshop on the 6th floor, and a social club with a beautiful garden terrace on the 7th floor. This Pet friendly building is an incredible opportunity to own a l...

4pc Bathroom 8.17 Ft x 4.83 Ft
Primary Bedroom 9.67 Ft x 10.17 Ft
Other 16.17 Ft x 6.00 Ft
Living room 10.00 Ft x 14.42 Ft
Other 8.08 Ft x 11.92 Ft
Dining room 7.17 Ft x 11.92 Ft
Bedroom 9.42 Ft x 9.75 Ft
Office 4.08 Ft x 7.00 Ft
3pc Bathroom 4.92 Ft x 7.58 Ft
Laundry room 4.92 Ft x 2.50 Ft
Other 5.00 Ft x 5.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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