



GRASSROOTS
REALTY GROUP

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2307, 1122 3 Street SE
Calgary, Alberta

MLS # A2244203



\$455,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Tandem, Titled		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 851
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		
Inclusions:	Built-in Dishwasher		

Spectacular SW corner unit in the Guardian offering the best of convenience & breathtaking views. PRICE INCLUDES ALL FURNISHINGS. With over 830 sq. ft. this immaculate 2 bdrm, 2 bath condo offers expansive floor to ceiling windows flooding the space with natural light & showcasing panoramic views of the City Skyline & the Rocky Mountains. The open floor plan maximizes space with a modern design that includes high end finishes, quality materials & a neutral color palette. The highly functional chef's kitchen is equipped with high end stainless appliances, quartz counter tops & a large island with lots of seating. The master is situated far from the second bedroom & features 2 custom built-in closets with drawers & a luxurious private 4 pce bath with soaker tub & heated floors. The second bedroom is next to the main bath which features an oversized shower & heated tile floors. Two heated parking stalls are included plus a separate storage locker. Enjoy the amazing party room or work out in your own well equipped private gym. Fabulous location close to the LRT, Sunterra Market, Starbucks, downtown & the Stampede ground amenities.