



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1501, 1122 3 Street SE  
Calgary, Alberta

MLS # A2252938



**\$295,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	503 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 443
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: N/A

CALGARY'S TALLEST RESIDENTIAL TOWER | 1 BEDROOM WITH TITLED PARKING | CITY VIEWS | Located in the heart of the Beltline, this one bedroom residence in The Guardian offers sleek modern living with panoramic city views to the North and West (not facing the other tower). The open concept layout is smartly designed with floor to ceiling windows that flood the space with natural light and connect to a private balcony perfect for morning coffee or evening sunsets. The kitchen is finished with quartz counters, glass tile backsplash, and integrated appliances for a clean contemporary look, while the living and dining area flow seamlessly for everyday living. The bedroom includes a generous closet and the four piece bathroom is finished with modern fixtures and tile. In suite laundry and a titled underground parking stall provide everyday convenience. Residents of The Guardian enjoy premium amenities including a fully equipped fitness centre, social lounge with kitchen, party and recreation rooms, workshop, and concierge with 24 hour security. Just steps to Stampede Park, the BMO Centre, C Train, restaurants, shops, and entertainment, this home is ideal for first time buyers, young professionals, or investors looking for a prime downtown location.