



**GRASSROOTS**  
REALTY GROUP

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2003, 1122 3 Street SE  
Calgary, Alberta

MLS # A2255616



**\$242,500**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Beltline                           |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 391 sq.ft.                         | Age:   | 2016 (9 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | None                               |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                   |            |                 |
|-------------|---------------------------------------------------|------------|-----------------|
| Heating:    | Fan Coil                                          | Water:     | -               |
| Floors:     | Ceramic Tile, Laminate                            | Sewer:     | -               |
| Roof:       | -                                                 | Condo Fee: | \$ 337          |
| Basement:   | -                                                 | LLD:       | -               |
| Exterior:   | Concrete, Metal Siding                            | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                                 | Utilities: | -               |
| Features:   | Kitchen Island, Open Floorplan, Walk-In Closet(s) |            |                 |

Inclusions: NA

Welcome to this immaculate 1-bedroom executive condo, ideally located in the heart of Calgary's vibrant entertainment district. With a sleek, modern design and thoughtful details throughout, this home is perfect for those who crave urban living with comfort and style. The open floor plan is anchored by light oak hardwood floors and a beautifully appointed European-inspired kitchen. Featuring sleek Italian cabinetry, quartz countertops, a contemporary glass backsplash, and stainless steel appliances, this kitchen offers both form and function. Whether you're prepping a weeknight meal or entertaining guests, the ample counter space and storage will inspire your inner chef. The living room is a serene and quiet retreat, ideal for unwinding at the end of the day. Floor-to-ceiling windows frame panoramic views of Scotsman Hill and the Bow River Valley, filling the space with natural light. The private bedroom offers a cozy sanctuary, complete with a generous walk-in closet. Just off the kitchen, you'll find a stylish 4-piece bathroom and a dedicated laundry room with a stacked washer/dryer, as well as additional storage and hanging space. Enjoy warm evenings on your large, private balcony, or take full advantage of the building's premium location and amenities. The Guardian is a fully air-conditioned, professionally managed tower offering daily concierge service. It's just steps from the Bow River Pathway, East Village, Eau Claire, and only two blocks from the LRT. Shopping, restaurants, and cafés are all within easy reach. If you're looking for the ultimate downtown lifestyle, this is the one. Book your showing today.