

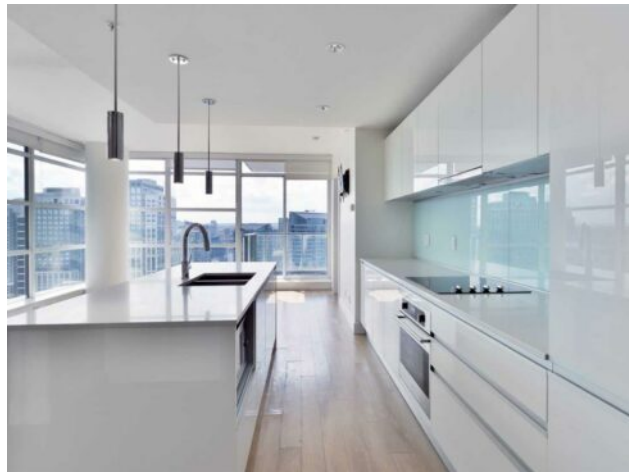


**GRASSROOTS**  
REALTY GROUP

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

2907, 1122 3 Street SE  
Calgary, Alberta

MLS # A2255681



**\$435,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Beltline                           |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 817 sq.ft.                         | Age:   | 2016 (9 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Tandem, Titled, Underground        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                             |            |                 |
|-------------|-----------------------------|------------|-----------------|
| Heating:    | Fan Coil                    | Water:     | -               |
| Floors:     | Ceramic Tile, Laminate      | Sewer:     | -               |
| Roof:       | -                           | Condo Fee: | \$ 851          |
| Basement:   | -                           | LLD:       | -               |
| Exterior:   | Concrete, Metal Siding      | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                           | Utilities: | -               |
| Features:   | Kitchen Island, See Remarks |            |                 |

Inclusions: NA

Welcome to this immaculate 2-bedroom, 2-bathroom southwest corner unit on the 29th floor, perfectly positioned in the heart of Calgary's vibrant entertainment district. With breathtaking views of the downtown skyline and sweeping west to the mountains, this executive condo offers style, comfort, and an unbeatable location. Designed for modern living, this spacious home features light oak hardwood flooring and an open-concept layout that's both functional and inviting. The European-inspired kitchen is a showstopper, showcasing sleek Italian cabinetry, quartz countertops, a contemporary glass backsplash, and stainless steel appliances. Whether you're cooking for one or entertaining a crowd, the generous counter space and smart storage are sure to impress. The living room is a peaceful retreat, ideal for relaxing and recharging, while the dining area provides a welcoming space to gather with friends and family. Floor-to-ceiling windows flood the home with natural light and capture stunning panoramic views from every angle. The private primary suite offers a cozy sanctuary, complete with a custom closet and a stylish 4-piece ensuite. The second bedroom is just as versatile—perfect for guests, a home office, or a roommate. A second full bathroom and in-suite laundry add to the everyday convenience, while the included tandem parking stall and additional storage provide even more value. Step out onto your large west-facing balcony to enjoy golden hour views and warm summer evenings, or take full advantage of everything The Guardian has to offer. This fully air-conditioned, professionally managed building includes daily concierge service and is just steps from the Bow River Pathway, East Village, Eau Claire, and the LRT. Trendy shops, restaurants, and cafés are right outside your door. This is

downtown living at its best. Don't miss your chance—book your showing today!