



GRASSROOTS
REALTY GROUP

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**3603, 1122 3 Street SE
Calgary, Alberta**

MLS # A2260964



\$719,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,260 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,216
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

This beautiful, airy sub-penthouse in The Guardian North Tower welcomes you into a world of light and breathtaking views. Located on the 36th floor, this two-bedroom contemporary condo offers 1,260 sqft of refined urban living. The northeast corner location (one of only 4 units) on the 36th floor provides 270-degree views from the downtown skyline to the West, sweeping across to the North and wrapping all the way around to the East. Featuring floor to ceiling windows, 10-foot ceilings and terraces off the principal living spaces, the master bedroom, and the second bedroom. The main living area seamlessly flows with an open floorplan concept, and the bedrooms are ideally located for privacy and seclusion. Exceptional finishings such as engineered hardwood flooring, ceramic tiling, and blackout blinds offer comfort and luxury. Upgrades include an expansive pantry off the kitchen, and double blinds throughout offering either custom black-out or filtered light options. The living room affords downtown skyline views, and long-range views to the north and the east. Step onto the terrace through the patio doors and bring the stunning views into a spectacular perspective. Nestled between the living room and the kitchen, the dining room is elegant and offers spacious accommodation for a table of 8-10. The kitchen is a chef's dream with Italian Armony Cucine cabinetry, a full Miele appliance package, and a large full waterfall island with seating for 4-5. Quartz counter-tops and a glass backsplash complete a stylish and beautiful kitchen that creates seamless entertaining and comfortable family living. Providing comfort with sophisticated style, the main living area and terrace are ideally suited for entertaining and modern living, all while enjoying unrivaled views, sunsets, and extraordinary downtown city lights. The primary bedroom is a tranquil retreat and offers

outstanding city views, a 5-piece ensuite with double vanity, quartz countertops, and an upgraded, customized large walk-in closet. The second bedroom is optimally located on the opposite side of the floor plan and has its own 4-piece ensuite with quartz counter-tops. This bedroom also has two closet spaces with built-ins and its own private terrace with stunning east and north views, ensuring privacy and comfort for guests or family members. In-suite stacked laundry and an expansive pantry, and elegant powder room round out the living space. This unit comes with two side-by-side titled parking stalls in the underground heated parkade, in a coveted location directly opposite to elevator access. It also has an assigned storage locker, and all the amenities of The Guardian. Full-service amenities include a concierge, security, a state-of-the-art fitness facility, Residents Club, and outdoor garden terrace. Experience the convenience and excitement of living just steps away from shopping, restaurants, the new BMO Event Centre, and Pixel Park offering a dog park and sports courts, and the new Scotia Place