



**GRASSROOTS**  
REALTY GROUP

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707, 1122 3 Street SE  
Calgary, Alberta

MLS # A2282782



**\$435,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 857
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Quartz Counters		

Inclusions: N/A

Love downtown living but craving outdoor space? This stunning SW corner terrace unit offers the best of both worlds - a rare, wrap-around 685 sqft terrace with breathtaking views of the city skyline. Located on the 7th floor, this bright and spacious corner layout features 10' ceilings and expansive floor-to-ceiling windows that flood this unit with natural light and truly bring the outdoors in. The sleek modern kitchen is thoughtfully designed with built-in appliances, quartz countertops, and a convenient microwave shelf to keep your counters clear and functional. The primary bedroom includes upgraded custom closet built-ins to maximize storage, along with a 4-piece ensuite for added comfort. A true bonus: titled indoor tandem parking, rarely found in the building, ideally situated on the 4th level above ground right next to the elevator doors (and only 3 floors down the stairs), with natural light streaming into the parkade through shaded windows. Perfect for the urban professional, you're just steps from the Saddledome, downtown, C-Train, river pathways, shops, restaurants, and all amenities. Residents of The Guardian enjoy premium amenities including concierge service, a fully equipped fitness centre (directly below unit), social lounge, workshop, visitor parking, and a beautifully landscaped garden terrace with BBQs. With stairs conveniently nearby, you'll never have to wait long for an elevator. Don't miss this rare opportunity to enjoy downtown living with exceptional outdoor space!