



**2706, 1122 3 Street SE
Calgary, Alberta**

MLS # A2295675



\$289,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	504 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Concrete, Glass	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Recreation Facilities, Storage		

Inclusions: N/A

Step into the 27th floor of Calgary's iconic Guardian building and let the city energy fade into quiet luxury. Designed for the sleek, modern urbanite, this south-facing one-bedroom unit is flooded with natural light from floor-to-ceiling windows, highlighting crisp lines and a vibrant, airy atmosphere. While the southern exposure brings in incredible sunshine, central air conditioning ensures your high-rise sanctuary remains an oasis of cool comfort. You also get the distinct advantage of premium concrete soundproofing, keeping the space incredibly peaceful despite being right in the center of the action. The daily rhythm here revolves around the balcony. It is the perfect spot for your morning coffee, offering distant mountain views and a front-row seat to both sunrises and sunsets for the majority of the year. Inside, the highly efficient 504-square-foot footprint is intentionally designed to minimize upkeep and maximize your free time. The streamlined living and workspace areas encourage you to step outside and use the building's massive suite of amenities as your extended lounge, or simply enjoy the ultimate lock-and-leave lifestyle. With a 24/7 security presence, peace of mind is a constant. When you are ready to explore, the best of the city is waiting right outside your lobby. You are highly connected, with seamless walkability to the nearby C-Train making commutes or trips to places like Heritage Park effortless. Spend your weekends walking along the Bow River pathways, grabbing everyday essentials at the nearby Superstore, or catching an event at the BMO Centre and the new arena district. This is high-elevation living anchored by Calgary's most dynamic cultural hubs.