



1404, 1122 3 Street SE
Calgary, Alberta

MLS # A2139734



\$450,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	759 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 674
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities, Storage		

Inclusions: None

THE GUARDIAN! Stunning quiet 14th floor SE corner 2 bedroom, 2 BALCONIES! & 2 FULL BATHS, with floor to ceiling windows, walls of glass, gorgeous views of The Saddledome and Scotsman Hill. This unit also comes with an indoor, titled parking stall, which is above ground! Pets allowed, full fitness facility, social lounge, yoga studio and CONDO FEE that includes WATER/HEAT AND TITLED PARKING. Walk to concerts, hockey games, Stampede Grounds, and Cowboy's Casino is right across the street.