



809, 1122 3 Street SE
Calgary, Alberta

MLS # A2148768



\$479,888

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	932 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	Square Shaped Lot		

Heating:	Central	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 874
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage		

Inclusions: Integrated refrigerator, built-in stove, built-in hood fan, integrated dishwasher, microwave, washer, dryer. Roller blinds.

Visit REALTOR® website for additional information. Experience urban luxury with this stunning 2-bedroom, 2-bath corner unit at North Guardian Tower. Located on the 8th floor, enjoy breathtaking downtown views from your northwest-facing unit. High-end finishes include Italian Armony Cucine cabinetry, hardwood flooring, Blomberg and Faber appliances, and an AEG induction cooktop. The unit features two master suites, in-suite laundry, and ample storage. Amenities include secured above-ground heated tandem parking, a storage locker, concierge, and security. Residents have access to the Guardian Social Club, Garden Terrace, Lions Gym, Yoga Studio, and a well-equipped Workshop. Close to East Village, Downtown, Stampede Park, Saddledome, 17th Ave, and River Pathways. Double-ended deals facilitated. Live in luxury at the heart of the city!