



GRASSROOTS
REALTY GROUP

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2905, 1122 3 Street SE
Calgary, Alberta

MLS # A2149401



\$329,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	498 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	0.01 Acre		
Lot Feat:	See Remarks		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 482
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		
Inclusions:	n/a		

This beautiful 29th Floor with a fantastic view in desirable Guardian Condo. What more can you ask for!! Floor to Ceiling Windows to take in the Beautiful Views of the Saddledome, & Downtown. Nice size balcony to enjoy the ambiance of the city lights. This one bedroom one bath unit with ensuite laundry has it's own titled underground secure parking stall. The fitness / yoga room is absolutely fantastic. This unit is finished very nicely with upgraded appliances & cabinetry. There is a Storage Locker those seasonal items, plus secure bike storage & lots of visitor parking. Close to LRT, Walking distance to some of the best entertainment facilities that Calgary has to offer. A true must see!