



1009, 1122 3 Street SE  
Calgary, Alberta

MLS # A2179427



**\$515,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 789
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage

**Inclusions:** N/A

Luxurious 2 bedroom, 2 bathroom CORNER unit with 2 underground parking stalls and unbelievable city views! The quiet "Guardian" building offers outstanding amenities, 24/7 security and an unsurpassable ultra-chic urban location, just steps away from the Stampede Grounds, East Village, Studio Bell, the Bow River and vibrant 17th Ave. Nightlife, trendy cafes, diverse dining, lively pubs and local shopping are literally right at your doorstep! Then come home to a peaceful sanctuary with over 900 sq. ft. that effortlessly blends style with function. The open floor plan is perfectly situated to make the most of the breathtaking views from floor-to-ceiling corner windows. Show off your culinary prowess in the sleek chef's kitchen boasting quartz countertops, built-in stainless steel appliances, elegant fixtures and a large breakfast bar island to casually gather around. Encased in windows the living room is a showstopping space that invites both relaxation and engaging evenings entertaining guests. Spend the warmer months on the expansive balcony enjoying barbecues and time spent unwinding while the city lights provide the gorgeous backdrop. Even have friends over to watch the Stampede fireworks from here! Imagine waking up each day to those outstanding views from the spacious primary bedroom complete with custom walk-through dual closets that lead to your private ensuite. A second bedroom and a second full bathroom are privately on the other side of the unit and are almost as luxurious with upscale finishes, a custom closet system and of course more of those unbeatable views. In-suite laundry, a separate storage locker and tandem underground parking for 2 vehicles further add to your comfort and convenience. This amenity-rich building is loaded with extra bonuses including a concierge (no more lost packages!), 24 hour

security, a fully-equipped fitness centre, a yoga room, a workshop and an amazing lounge for additional entertaining space that leads out the tranquil garden terrace. When you need to leave the building the c-train station, Stampede Grounds, casino, Repsol Centre and award-winning restaurants are mere steps away. Don't miss this opportunity to live in luxury in this exceptional condo in a sensational inner-city location!