



**2804, 1122 3 Street SE
Calgary, Alberta**

MLS # A2188096



\$445,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	741 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 585
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Furniture negotiable

This stunning 2-bedroom, 2-bathroom CORNER UNIT is located on the 28th floor of the beautiful high-rise North Guardian building. The views are absolutely breathtaking from its floor-to-ceiling windows and private balcony. It is perfectly positioned just steps from all the best that downtown has to offer, including award-winning restaurants, nightlife, the Bow River, cultural attractions like Studio Bell, the Stampede Grounds, East Village and 17th Avenue. Enjoy incredible firework displays right from your own balcony! The condo features sleek quartz countertops, stainless steel appliances, and an open-concept living space ideal for both relaxing and entertaining. Other amenities include in-suite laundry, underground heated parking with a titled tandem stall, and access to a state-of-the-art fitness center, yoga room, lounge/party room, and a garden terrace. Residents also enjoy 24-hour security, concierge service for all your package deliveries, and additional facilities like a workshop. With convenient access to the CTrain, this home offers an unbeatable blend of luxury, comfort, and urban convenience. Don't miss this opportunity to live in luxury in this exceptional condo in an incredible inner-city location!