

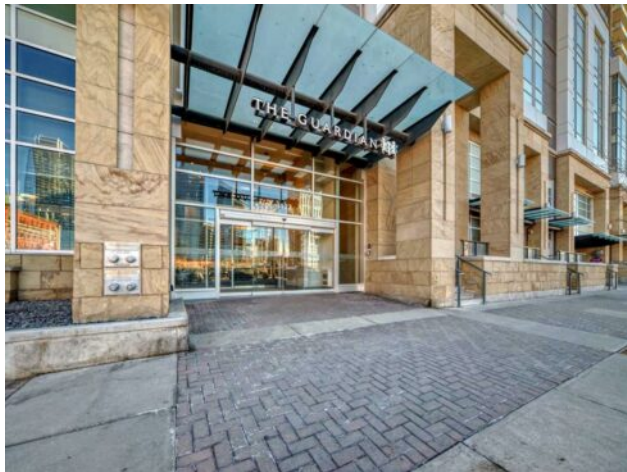


GRASSROOTS
REALTY GROUP

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**3401, 1122 3 Street SE
Calgary, Alberta**

MLS # A2189046



\$359,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	502 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 443
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters		

Inclusions: N/A

Quick possession available. Enjoy a luxury lifestyle in this modern & elegant 1 bedroom + full bathroom unit situated high up on the 34th floor of the Guardian North Tower. This condo has everything you need and is located in the heart of Calgary's Beltline - vibrant culture and entertainment district. You & your guests can enjoy panoramic unobstructed views of the Calgary Tower & downtown Calgary skyline from your North facing patio perfect for lounging, outdoor dining and entertaining. This unit offers 9' + ceilings, upscale, stylish finishes and a neutral color palette throughout. The gourmet kitchen is a chef's dream offering an island/breakfast bar, quartz countertops and lots of Italian Armony-Cucine cabinets. Enjoy the state-of-the-art fitness center located on the 6th floor. The residents club and large outdoor garden terrace located on the 7th floor which provides residents with a large area to relax or entertain. The Guardian offers 24-hour concierge and security services adding a layer of comfort & security to your lock & go lifestyle. Laundry & storage is located in the unit. Window coverings included. A titled parking stall #450 is located on P3 of the heated, secure underground parkade. ZCREW CAFÉ; a brunch / coffee shop is located in the building. Enjoy the convenience of shops, restaurants, Cowboys Casino, the new BMO event center & iconic Calgary Stampede grounds, new Calgary Flames arena (under construction), river paths to walk & bike, Pixel Park offering a dog park and sports courts, the new Tesla supercharger station & LRT are moments away. Don't miss the opportunity to live in the prestigious and sought after tallest residential tower in Calgary.