



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1303, 1122 3 Street SE
Calgary, Alberta

MLS # A2198554



\$259,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	392 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 352
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Vinyl Windows		

Inclusions: NA

Welcome to your new urban oasis! This beautifully designed 1-bedroom, 1-bathroom apartment on the 13th floor offers breathtaking views of the city and Stampede grounds. Enjoy the convenience of a short walk to downtown, East Village, LRT (in the free zone), +15 walkway, and a plethora of coffee shops, restaurants, and Sunterra! Located in the highly sought-after Guardian concrete building, residents enjoy access to fantastic amenities, including a fully-equipped gym, yoga studio, garden terrace, workshop, bike storage, concierge service, and an owners' lounge. Key Features: Modern Kitchen: High-end appliances, paneled fridge and dishwasher, quartz countertops, garburator, central island, and upgraded backsplash make this kitchen a chef's dream. Stylish Living Space: Gorgeous vinyl plank flooring throughout, with tile accents in the bathroom. Enjoy relaxing in the bright and inviting living room, perfect for watching Stampede fireworks! Luxurious Bathroom: Features a 4-piece layout with quartz counter, dual-flush toilet, soaker tub, and full tile surround. Outdoor Retreat: A huge balcony offers the perfect spot for morning coffee or evening relaxation. Additional Perks: The unit comes with a separate storage locker, walk-in closet, and in-suite stacked laundry for your convenience. Condo fees include heat and water, ensuring a hassle-free living experience. Don't miss out on this opportunity to live in a prime location with stunning views and unparalleled amenities. Schedule your private viewing today!