

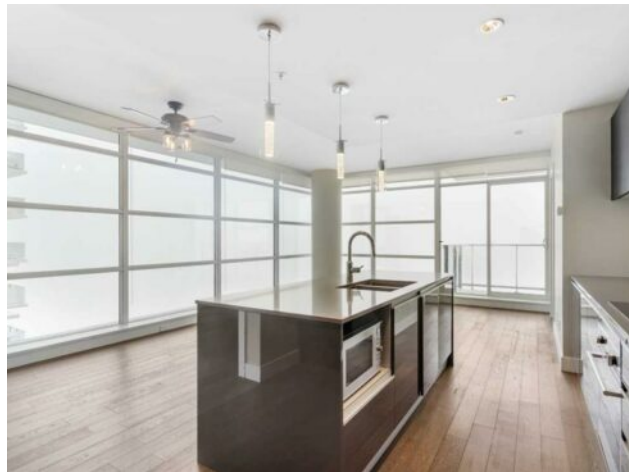


**GRASSROOTS**  
REALTY GROUP

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**3007, 1122 3 Street SE  
Calgary, Alberta**

**MLS # A2208517**



**\$479,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	833 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 731
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Stone Counters		

**Inclusions:** N/A

Experience urban luxury in this stunning high-rise SW FACING CORNER UNIT apartment located in the heart of Calgary's vibrant Beltline neighbourhood and the North Guardian tower. Situated on the 30th floor of The Guardian, this bright and spacious unit offers breathtaking CITY SKYLINE AND ROCKY MOUNTAIN views. The open-concept living space welcomes you with floor-to-ceiling windows that flood the interior with natural light, highlighting the sleek laminate and tile flooring and modern finishes. The well-appointed kitchen features beautiful stone countertops, a functional island, and premium stainless steel appliances, making meal preparation a joy. The generous bedroom provides a peaceful retreat, while the stylish bathrooms, including one ensuite completes this urban sanctuary. Building amenities elevate your lifestyle with a state-of-the-art fitness center, party room that can be booked for your own private use, and the convenience of 24/7 concierge service. Your titled underground parking stall ensures hassle-free downtown living. What truly sets this property apart is its unbeatable location. You're just steps away from Calgary's nightlife scene, shopping and entertainment district located on the Red Mile. Enjoy quick access to Pixel Park, the Elbow River pathways, and the Victoria Park/Stampede LRT station. You will also be located across the street from Cowboy's Casino, the new and improved BMO centre, and last but not least the future Saddledome. With a Walk Score of 98, everything you need is right at your doorstep. This pet-friendly building (with restrictions) offers the perfect blend of luxury and convenience for professionals or investors seeking a maintenance-free urban lifestyle. Don't miss this opportunity to own in one of downtown's most desirable buildings. Book your exclusive tour today with your favourite Realtor.

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