ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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3204, 1122 3 Street SE
Calgary, Alberta

MLS # A2212321
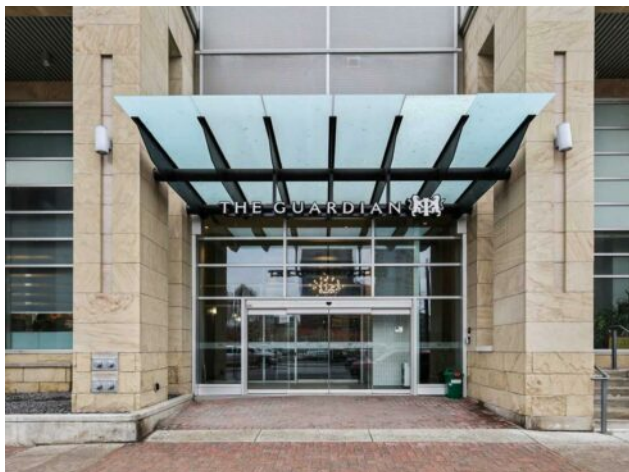
$449,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit
Size:	735 sq.ft.
Age:	2016 (9 yrs old)
Beds:	2
Baths:	2
Garage:	Parkade, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Laminate, Tile		**Sewer:**	-
Roof:	Membrane		**Condo Fee:**	$ 714
Basement:	-		**LLD:**	-
Exterior:	Metal Frame		**Zoning:**	DC
Foundation:	Poured Concrete		**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan

Inclusions: Refrigerator, Dishwasher, Hoodfan, Microwave, Oven, Contertop Stove, Washer, Dryer

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Welcome to The Guardian, a safe and secure complex nestled in the vibrant heart of Calgary’s Beltline. This beautifully maintained 2-bedroom, 2-bathroom unit offers both comfort and convenience, complete with a titled, underground parking stall. As you step inside, you're greeted by a bright and open floor plan highlighted by stylish laminate flooring that flows seamlessly throughout. The gourmet kitchen features sleek built-in appliances, a breakfast eating bar, and opens to a spacious living room filled with natural light from expansive windows that showcase stunning views of downtown Calgary. Step out onto the generous balcony, perfect for relaxing or entertaining. The primary bedroom includes built-in storage and a private 3-piece ensuite, while the second bedroom is well-sized, boasts a second balcony, and is situated near the additional 3-piece bathroom. In-suite laundry adds to the everyday ease of living. Residents enjoy top-tier amenities including a fitness center and party room. Located just steps from shopping, restaurants, the LRT, and with easy access to major roads, this home is ideal for a professional couple seeking urban living at its finest. Exceptional value in a prime location!