

2307, 1122 3 Street SE
Calgary, Alberta

MLS # A2212897



\$489,900

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

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Fan Coil, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | See Remarks | Condo Fee: | \$ 851 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stucco | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Animal Home, No Smoking Home | | |

Inclusions: Built-in Dishwasher

Spectacular SW corner unit in the Guardian offering the best of convenience & breathtaking views. With over 830 sq. ft. this immaculate 2 bdrm, 2 bath condo offers expansive floor to ceiling windows flooding the space with natural light & showcasing panoramic views of the City Skyline & the Rocky Mountains. The open floor plan maximizes space with a modern design that includes high end finishes, quality materials & a neutral color palette. The highly functional chef's kitchen is equipped with high end stainless appliances, quartz counter tops & a large island with lots of seating. The master is situated far from the second bedroom & features 2 custom built-in closets with drawers & a luxurious private 4 pce bath with soaker tub & heated floors. The second bedroom is next to the main bath which features an oversized shower & heated tile floors. Two heated parking stalls are included plus a separate storage locker. Enjoy the amazing party room or work out in your own well equipped private gym. Fabulous location close to the LRT, Sunterra Market, Starbucks, downtown & the Stampede ground amenities.