

2002, 1122 3 Street SE  
Calgary, Alberta

MLS # A2176482



**\$449,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 816 sq.ft.                         | <b>Age:</b>   | 2015 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 687 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete   | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** All the furniture

Wow!! Under \$450k! Excellent opportunity for all home buyers and investors! Million Dollar Views! \*Watch the video\* Luxury living awaits at The Guardian, Calgary's tallest residential towers. This exquisite FULLY FURNISHED 2-bedroom, 2-bathroom NE CORNER UNIT CONDO kept in an immaculate condition offers unparalleled PANORAMIC VIEWS OF DOWNTOWN, CITYLINE, BOW RIVER, SADDLEDOME, & STAMPEDE GROUNDS. Excellent opportunity for all home buyers and investors looking to gain the max lucrative rental income through this gorgeous furnished suite. Step into an upscale bright, sunny, and open floorplan illuminated by floor-to-ceiling windows with great views of the city, enhanced by LED lighting and laminate wood floors that will leave you at a wow! The Chef's kitchen boasts panelled fridge, a Bosch dishwasher, over the counter gas cook top, complemented by sleek white cabinets with an elegant glass backsplash, quartz countertops, and a spacious island perfect for entertaining. A water filtration system adds convenience. Enjoy a dining area with stylish built-ins and a living room featuring walls of windows and a built-in entertainment console. The sizable balcony beckons with stunning unobstructed views of Calgary's skyline and gorgeous citywide views, perfect for your morning coffee. The primary spacious bedroom has floor to ceiling windows with downtown views, a generous sized closet, and its own luxurious ensuite. The second bedroom also offers expansive views with a bathroom with walk-in glass shower located right in front of the second bedroom. Both the bedrooms are located on different sides offering privacy. Additional features include an in-suite laundry closet with new washer/dryer, ABOVE GRADE TITLED PARKING STALL (#203 on 5th floor), and an assigned storage locker. Residents of The Guardian enjoy exclusive

amenities such as concierge service, a garden terrace with BBQs, a 1,350 sq ft social club for events, and a state-of-the-art fitness center. Located amidst Calgary's vibrant scene, The Guardian is surrounded by cafes, restaurants, shops, casino, parks, grocery stores, and a short walk to the LRT station. Don't miss out on the opportunity to own this exceptional condo offering privacy, luxury, and unparalleled views. Schedule your private tour today with your favorite Realtor!