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2607, 1122 3 Street SE  
Calgary, Alberta

MLS # A2191695



**\$465,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	830 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 791
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** NONE

Views! Location! & Value ++! Spectacular SW corner unit in The Guardian offering unparalleled convenience and breathtaking views!! Over 830sqft this 2 bedrooms 2 bath condo is providing expansive floor-to-ceiling windows that flood the space with natural light and showcase panoramic views of Calgary DT city skyline, the Rocky Mountains, and the Bow River! The open-concept layout maximizes space and functionality, with a modern design that includes high-end finishes and premium materials. The spacious living room features maximum number of windows and trendy colour that frame the stunning views, creating a bright and inviting atmosphere. The stunning chef's kitchen combines style and practicality, equipped with high end stainless steel appliances, quartz countertops, and a huge island with seating. The master suite is a true retreat, offering a large window, walk-through closets and a luxurious 4 piece en-suite bathroom with a soaking tub. Step out onto the private balcony to enjoy your morning coffee or evening drinks while relax in the spectacular views! Outstanding amenities include a gym and yoga studio, social club (1350sqft lounge), garden terrace, workshop and premium concierge service. This ideal urban location is steps to LRT, Saddledome, Central Library, shopping and restaurants, easy access to all district of the city via memorial Dr, or Deerfoot Tr! Make this your new home and become a part of a new landmark redefining Calgary's skyline.