

\$399,900 - 3304, 1122 3 Street Se, Calgary

MLS® #A2242158

\$399,900

2 Bedroom, 2.00 Bathroom, 751 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

First 3 months of condo fees covered by seller! Welcome to this exquisite 33rd-floor corner unit with two balconies offering breathtaking views! To the east, you'll enjoy stunning river views, and to the south, you'll be treated to picturesque vistas of the Stampede Grounds, Saddledome and the new site of Scotia Place. On a clear day, you'll have Mountain views as well! This unit, located in the Guardian I, features a well-thought-out layout with two bedrooms strategically placed for privacy, along with two full bathrooms. The gourmet kitchen features a spacious island with beautiful quartz countertops and a convenient breakfast bar. High-end stainless steel appliances, sleek modern cabinetry complete the stylish aesthetic of the kitchen. Additionally, the unit is equipped with in-suite laundry for added convenience. The living room and open-concept kitchen/dining area are enveloped by floor-to-ceiling windows, immersing the space in natural light and providing captivating views of the surroundings. This unit also offers titled underground parking for your vehicle, as well as a separate storage locker to accommodate your belongings. The presence of a dedicated concierge ensures a high level of convenience and security for residents. The Guardian I provides an array of exceptional amenities for its residents to enjoy. The social lounge is perfect for entertaining guests or mingling with neighbors, while the garden terrace offers a serene outdoor space to relax and unwind. For



fitness enthusiasts, the gym has impressive city views and loads of equipment, so convenient to enjoy before or after work. There is also a workshop equipped with a workbench and hand tools for those who enjoy hands-on projects and craftsmanship. Enjoy this trendy neighborhood, which offers a host of attractions just steps away from your doorstep. You'll find yourself in close proximity to the iconic Saddledome, Stampede Park, the National Music Centre, Sunterra Market, and the stunning Cent ral Library. With an abundance of entertainment options, dining experiences, and convenient amenities, this neighborhood is the epitome of vibrant and convenient urban living. (id:6289)

Built in 2015

Essential Information

Listing #	A2242158
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Square Footage	751
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	3304, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2G1H7

Amenities

Amenities	Shopping, Exercise Centre, Party Room
Features	No Smoking Home

Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Washer/Dryer Stack-Up
Cooling	Central air conditioning
# of Stories	44

Exterior

Exterior	Concrete
Construction	Poured concrete

Listing Details

Listing Office	Ally Realty
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