

**2304, 1122 3 Street
Calgary, Alberta**

MLS # A2269149



\$414,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	756 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 717
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, See Remarks		

Inclusions:	N/A
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Welcome to this luxurious 23rd floor CORNER UNIT in the prestigious Guardian North building of downtown Calgary. This exceptional residence offers PANORAMIC East River views and Stampede Grounds views from its TWO BALCONIES. The suite features two spacious bedrooms and two full bathrooms, including one ensuite. The gourmet kitchen features a LARGE QUARTZ ISLAND, high-end stainless steel appliances and built-in European-styled cabinetry. FLOOR-TO-CEILING windows surround the open-concept living room and dining area, enhancing the space with plenty of natural light. The unit also features one titled UNDERGROUND PARKING stall, IN-SUITE LAUNDRY, a separate storage locker, concierge services, and fantastic AMENITIES including a social lounge, garden terrace, gym with squat racks, and a well-equipped workshop. Located in the trendy neighbourhood of Victoria Park, you'll be steps away from ICONIC LANDMARKS including the Saddledome, Stampede Park, the National Music Centre, Calgary's renowned Central Library and BMO Centre. Embrace the epitome of urban living in this exquisite 2 bedroom unit that effortlessly combines luxury, comfort, and convenience! All furniture is negotiable.