

**805, 1122 3 Street SE**  
**Calgary, Alberta**

**MLS # A2288327**



**\$229,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	500 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 443
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** n/a

Undeniable Value with this impeccably maintained one bedroom suite at The Guardian North tower. Immersed in Calgary's evolving Culture + Entertainment District you are steps from the action and a stones throw from the new Flames arena and Stampede Grounds. The European inspired designer kitchen features custom two tone cabinetry, a built-in fridge, Miele cooktop, built-in dishwasher and quartz countertops with undermount sink. A solid slab quartz backsplash is featured throughout the kitchen. The convenient island accentuated by pendant lighting is home to a microwave nook and seating nook for barstools. The unit is bright with floor to ceiling windows throughout. Laminate hardwood floors extend throughout the living area and anchor the spacious living room with ample room for a couch and chairs. The living room offers access to the large covered patio with views. The primary bedroom also features floor-to-ceiling windows and allows easy access to the refined 4-piece bathroom. The bathroom features a soaker tub and tiled shower combo. The pedestal sink carries through the European styled cabinets from the kitchen and quartz countertops with undermount sink. Rounding out this incredible offering is a full blinds package, newer Samsung stackable washer and dryer unit, assigned storage locker and low condo fees. The Guardian North Tower offers an incredible amenity package including fully equipped commercial sized fitness centre, a Workshop equipped with workbench and hand tools, a 1,350 square foot Social Club that opens onto the spacious Garden Terrace. Parking in the building available for lease. An amazing opportunity at an unbeatable price to become part of Calgary's exciting entertainment district.