

**2702, 1122 3 Street SE**  
**Calgary, Alberta**

**MLS # A2289237**



**\$389,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	742 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 654
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** None

Experience refined urban luxury in this breathtaking 27th-floor corner residence at The Guardian, Calgary's tallest residential tower. Perfectly situated in the dynamic and historic Victoria Park, this premier address places you just steps from the iconic Scotiabank Saddledome, Stampede Park, Studio Bell, and the architectural masterpiece of the Calgary Central Library &mdash; offering the ultimate downtown lifestyle at your doorstep. Inside, walls of floor-to-ceiling windows frame jaw-dropping panoramic views of downtown Calgary, the Bow River, East Village, and Stampede Park, filling the home with an abundance of natural light from sunrise to sunset. The open-concept living and dining space is designed to impress &mdash; ideal for entertaining or unwinding against a stunning city backdrop. At the heart of the home, the custom Italian Armony Cucine kitchen is a true showpiece, featuring sleek quartz countertops, a dramatic full-height glass backsplash, and premium stainless-steel appliances &mdash; a seamless blend of sophistication and function. Retreat to the dreamy primary suite, complete with custom built-in closets, captivating skyline and river views, and a spa-inspired 4-piece ensuite designed for total relaxation. A spacious second bedroom with custom built-ins, a full guest bath, and convenient in-suite laundry round out this intelligently designed layout. Additional highlights include upscale finishes throughout, an oversized private balcony perfect for summer evenings, titled underground parking, and a dedicated storage locker. Residents of The Guardian enjoy exceptional amenities including a state-of-the-art fitness centre, yoga studio, stylish social lounge with outdoor terrace, workshop, and the comfort of full-time concierge and security services. Whether you're a professional seeking sophistication, an investor looking for a premier asset, or

simply someone who values elevated design and unbeatable convenience, this is downtown Calgary living at its absolute finest.