

**3407, 1122 3 Street SE**  
**Calgary, Alberta**

**MLS # A2319593**



**\$449,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 857
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** n/a

Perched on the 34th floor of Calgary's iconic Guardian Towers, this immaculately maintained, sophisticated corner-unit condo captures sweeping, unobstructed southwest views of the city skyline and the Rocky Mountains. The bright, open-concept layout immediately draws you in with picturesque floor-to-ceiling windows that flood every room with natural light, seamlessly connecting the living area to a spacious kitchen equipped with luxury appliances, stone countertops, and an oversized central island with ample storage. Perfectly designed for entertaining or watching the sunset, the living space flows out to an expansive balcony, while the rest of the unit offers exceptional functionality with a generous primary bedroom complete with built-in closets and a spacious ensuite. A versatile second bedroom doubles perfectly as a home office or den, and the entire property is complete with titled underground parking, assigned storage, and peace of mind via 24/7 concierge and security. Residents enjoy first-class building amenities, including a state-of-the-art fitness center, a workshop, a social lounge, and an outdoor terrace with a BBQ area, all situated in an unbeatable location, steps from Stampede Park, the Victoria Park LRT station, and directly across the street from the highly anticipated new Calgary Flames arena.