

**3401, 1122 3 Street SE**  
**Calgary, Alberta**

**MLS # A2189046**



## \$359,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	502 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Fan Coil	<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
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Quartz Counters		

**Inclusions:** N/A

Quick possession available. Enjoy a luxury lifestyle in this modern & elegant 1 bedroom + full bathroom unit situated high up on the 34th floor of the Guardian North Tower. This condo has everything you need and is located in the heart of Calgary's Beltline - vibrant culture and entertainment district. You & your guests can enjoy panoramic unobstructed views of the Calgary Tower & downtown Calgary skyline from your North facing patio perfect for lounging, outdoor dining and entertaining. This unit offers 9' + ceilings, upscale, stylish finishes and a neutral color palette throughout. The gourmet kitchen is a chef's dream offering an island/breakfast bar, quartz countertops and lots of Italian Armony-Cucine cabinets. Enjoy the state-of-the-art fitness center located on the 6th floor. The residents club and large outdoor garden terrace located on the 7th floor which provides residents with a large area to relax or entertain. The Guardian offers 24-hour concierge and security services adding a layer of comfort & security to your lock & go lifestyle. Laundry & storage is located in the unit. Window coverings included. A titled parking stall #450 is located on P3 of the heated, secure underground parkade. ZCREW CAFE; a brunch / coffee shop is located in the building. Enjoy the convenience of shops, restaurants, Cowboys Casino, the new BMO event center & iconic Calgary Stampede grounds, new Calgary Flames arena (under construction), river paths to walk & bike, Pixel Park offering a dog park and sports courts, the new Tesla supercharger station & LRT are moments away. Don't miss the opportunity to live in the prestigious and sought after tallest residential tower in Calgary.