# \$359,900 - 3401, 1122 3 Street Se, Calgary

MLS® #A2189046

## \$359,900

1 Bedroom, 1.00 Bathroom, 502 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

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 CAFÉ 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.

#### Built in 2015

### **Essential Information**

MLS® # A2189046 Price \$359,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 502
Acres 0.00
Year Built 2015

Type Residential
Sub-Type Apartment
Style Apartment

Status Active

## **Community Information**

Address 3401, 1122 3 Street Se

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2G 1H7

### **Amenities**

Amenities Bicycle Storage, Elevator(s), Fitness Center, Party Room, Roof Deck,

Recreation Room, Secured Parking, Service Elevator(s), Trash, Visitor

Parking, Workshop

Parking Spaces 1

Parking Garage Door Opener, Parkade, Secured, Titled, Underground

# of Garages 1

#### Interior

Interior Features Kitchen Island, Quartz Counters, Breakfast Bar

Appliances Built-In Oven, Dishwasher, Range Hood, Central Air Conditioner, Built-In

Refrigerator, Electric Cooktop, Garage Control(s), Microwave,

Washer/Dryer Stacked, Window Coverings

Heating Fan Coil
Cooling Central Air

# of Stories 44

#### **Exterior**

Exterior Features Balcony, Uncovered Courtyard

Lot Description Views

Construction Concrete

Foundation Poured Concrete

## **Additional Information**

Date Listed January 22nd, 2025

Days on Market 165 Zoning DC

## **Listing Details**

Listing Office Century 21 Bravo Realty

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