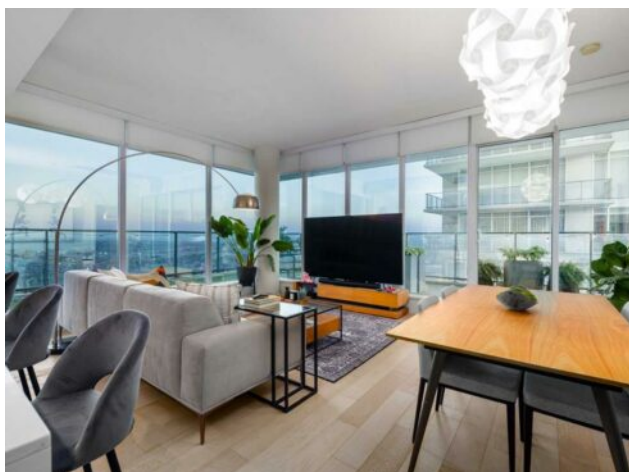


**3604, 1122 3 Street SE
Calgary, Alberta**

MLS # A2217750



\$675,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,187 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Enclosed, Gated, Guest, Heated Garage, Oversized, Park		
Lot Size:	-		
Lot Feat:	City Lot, Views		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 1,001
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows

Inclusions: Shelving in Laundry/Storage Room

Elevate your lifestyle in this exquisite 2 bedroom, 2.5 bathroom sub-penthouse unit on the 36th floor at The Guardian! Spanning 1,187 SF with soaring high ceilings, this CORNER unit offers sweeping, unobstructed views with TWO balconies adding an additional 400SF of outdoor living space. Enjoy the views of the Calgary SKYLINE, bow river, and the ROCKY MOUNTAINS! Framed by thermal efficient floor to ceiling windows. The modern kitchen is a showstopper with integrated MIELE appliances, sleek cabinetry, and a minimalist design ideal for the at home chef or entertainer. Soft close cabinetry, oversized wine fridge and a seamless design throughout. Both bedrooms feature private ensuites adorned with travertine tile, soaker tubs, and the primary retreat includes dual sinks for added luxury. Beyond the unit, The Guardian pampers residents with premium amenities: including a state of the art fitness center, workshop, and a stylish social lounge that opens onto an expansive outdoor terrace. Your oversized tandem parking stall (with a 3rd adjacent stall negotiable), incredible convenience including a rare double-sized storage locker & BBQ gas line on your patio to enjoy those summer evenings! Located in the heart of Calgary's vibrant Beltline, you're steps from a buzzing cafe, community sports courts, off-leash dog park, EV charging stations, Stampede Park, and the soon to be revitalized entertainment district with the new event centre. Don't miss the 3D virtual tour to experience this rare offering that blends high design, breathtaking views, and urban convenience. Furnishings are negotiable with the sale of this unit.