

3402, 1122 3 Street SE
Calgary, Alberta

MLS # A2281543

\$399,900



Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Concrete, Membrane	Condo Fee:	\$ 717
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Experience elevated downtown living at The Guardian! Located on the 34th floor, this bright and beautifully designed 2-bedroom, 2-bath condo captures sweeping city views and a dynamic urban backdrop from one of Calgary's most recognizable high-rise communities. The open layout is anchored by a modern, European-style kitchen featuring integrated appliances, streamlined cabinetry, under-cabinet lighting, and a large island that naturally connects the kitchen, dining, and living spaces. Floor-to-ceiling windows bring in abundant natural light and showcase the cityscape, creating a welcoming environment ideal for both everyday living and entertaining. The primary bedroom offers a comfortable retreat with a private 4-piece ensuite, while the second bedroom is versatile and conveniently located near a sleek 3-piece bathroom with a walk-in glass shower—perfect for guests, roommates, or a home office. Additional conveniences include in-suite laundry, a private balcony with impressive views, titled underground parking, and assigned storage. Residents of The Guardian enjoy an outstanding selection of amenities, including a fully equipped fitness centre, yoga studio, social and games rooms, resident lounge, workshop, garden terrace, secure bike storage, and 24-hour concierge service. Positioned just steps from Stampede Park, the Saddledome, East Village, Central Library, and some of downtown Calgary's best restaurants, shops, and entertainment, this home offers a connected and effortless urban lifestyle. Don't miss the opportunity to own a high-level residence in one of the city's premier downtown location!