

\$1,088,000 - 4101, 1122 3 Street Se, Calgary

MLS® #A2093174

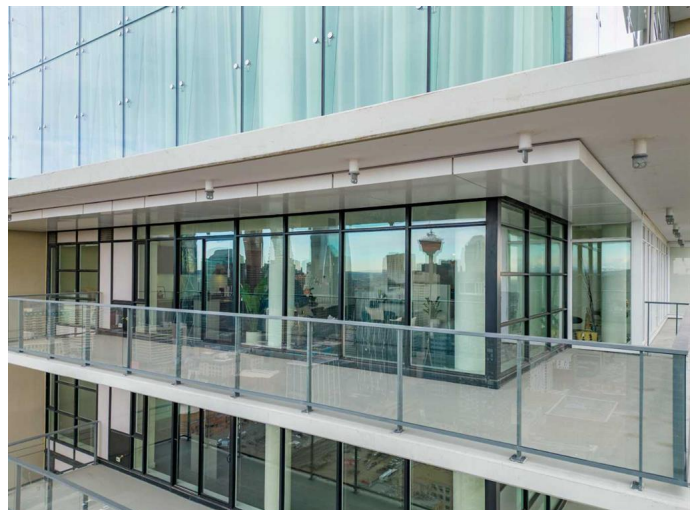
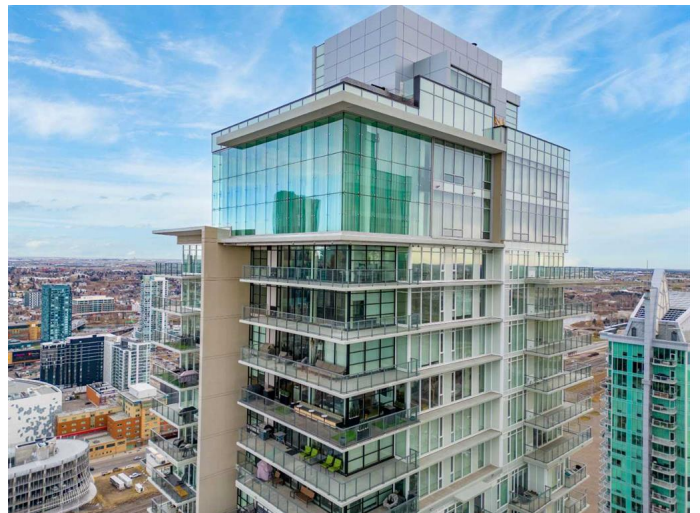
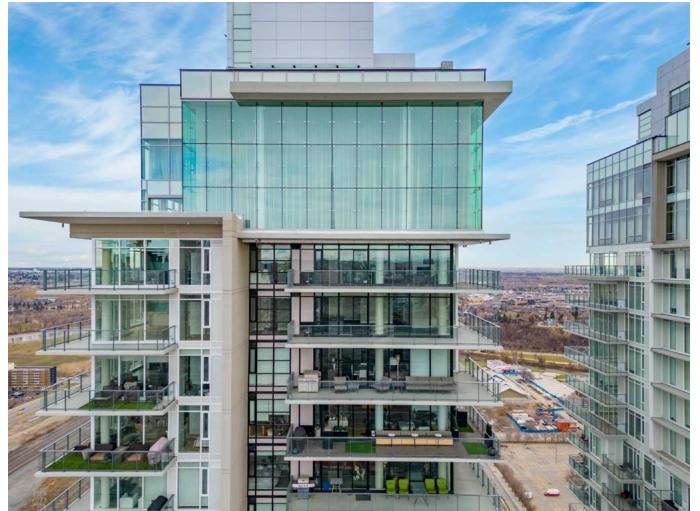
\$1,088,000

2 Bedroom, 3.00 Bathroom, 1,546 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian, Calgary's prestigious and TALLEST residential tower. Be the first to have the unique opportunity to reside in this NEVER BEEN LIVED IN UNIT on the 41st floor. This luxurious 2 bed + den, 2.5 bath, 1545 sqft sub penthouse features 9'6" HIGH CEILINGS. Prepare to be mesmerized by the stunning unobstructed views of both the Calgary skyline and majestic mountains. The unit boasts thermal efficient floor to ceiling windows, allowing for spectacular views and an abundance of natural light to fill the space. The modern and sleek kitchen is a chef's dream, equipped with integrated built-in luxury European appliances, perfect for cooking your meals. Indulge in the design of Armony Cucine cabinetry from Italy with sophisticated silent suppression closing system in the kitchen and both ensuites. The den provides a seamless blend of functionality and style, making it perfect for those who work remotely or desire the additional versatile space. Both ensuites include travertine tiles, a rain shower head, a fixed jet hand shower bar and a relaxing soaker tub to unwind within the comfort of your own home. The Guardian offers an impressive array of amenities to enhance your lifestyle. Stay active with access to the contemporary gym, yoga studio and workshop space for your creative projects, all located on the 6th floor. The social lounge on the 7th floor is another area to relax and entertain which also opens onto the outdoor terrace. Parking is a breeze



with the option to own additional titled underground parking stalls, available for purchase at an alluring price. Convenience is at your fingertips, with ZCREW Caf   located on the main floor. Just steps away is the new community space with the sport courts, off-leash dog park and EV charging stations. This property offers access to plenty of entertainment options, restaurants, bike paths, and the iconic Stampede grounds. With the upcoming new event center in the vicinity, the possibilities for enjoyment are endless. Check out the VIRTUAL TOUR to envision the extraordinary lifestyle that could soon be yours. Book an appointment today to experience the glamour of this remarkable unit.

Built in 2015

Essential Information

MLS�� #	A2093174
Price	\$1,088,000
Sold Price	\$1,020,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,546
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	4101, 1122 3 Street Se
Subdivision	Beltline
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2G 1H7

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	2
Parking	Parkade, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Built-In Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Uncovered Courtyard
Roof	Membrane
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	November 9th, 2024
Days on Market	358
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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