

\$378,500 - 3208, 1122 3 Street Se, Calgary

MLS® #A2121839

\$378,500

1 Bedroom, 1.00 Bathroom, 524 sqft

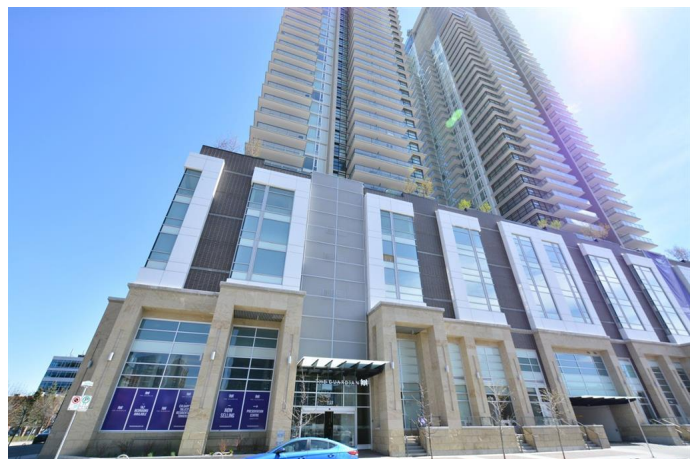
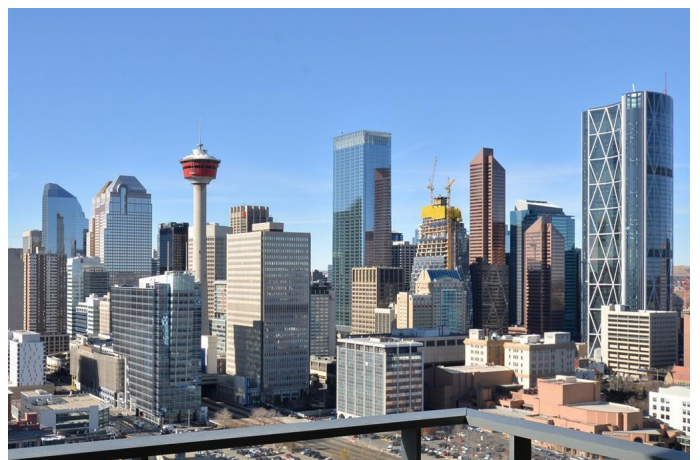
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Panoramic city and mountain views from the 32ND FLOOR in one of the most coveted executive floor plans in Calgary's Guardian Towers! This contemporary and absolutely pristine unit is ONE OF ONLY 15 CONDOS OUT OF THE GUARDIAN'S 625 UNITS offering a one-bedroom plan complete with ensuite, a massive terrace, titled parking, and spectacular unobstructed views.

The layout provides far more than you would believe possible in this square footage - a massive kitchen island, tons of cabinets and counter space, gorgeous bathroom, and a master bedroom complete with walk-through closet and custom black-out blinds for those luxurious late mornings. PLUS it has 9' ceilings, floor to ceiling windows, upgraded tile, quartz counters, hardwood floors, garburator, and custom appliances. Have some extra stuff? You also have a great storage area that is both private and secure.

And the HUGE private outdoor terrace - with almost 120 square feet of outdoor living space it's perfect for entertaining, catching some sun, barbecuing, having a social, or working on your laptop while soaking in the scenery. 32nd Floor living also means that EVERY DAY you can enjoy the amazing views from practically anywhere in the unit. Plus even the parking is enviable with an end-row titled parking stall easily accessed on level 3. With 10 floors of parkade, the 3rd level is a big win.



Don't forget all the building amenities as well!
Building concierge, fitness centre, rooftop terrace + gardens, workshop area, social and games room, all the elements you need. Plus it's close to shopping, entertainment, and every other aspect of urban living you could want.

Why own an executive condo with a tiny outdoor living space, or where the views are blocked by privacy glass? Make sure to see this fantastic unit in person and see what living near the top one of Calgary's tallest residential buildings can be like! IT LOOKS EVEN BETTER IN PERSON!

Built in 2015

Essential Information

MLS® #	A2121839
Price	\$378,500
Sold Price	\$380,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	524
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	3208, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2G 1H7

Amenities

Amenities Elevator(s), Fitness Center, Other, Parking, Party Room, Picnic Area, Recreation Room, Roof Deck, Secured Parking, Trash, Visitor Parking, Workshop

Parking Spaces 1

Parking Secured, Stall, Titled, Underground

Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Tray Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Built-In Range, Built-In Refrigerator, Dishwasher, Dryer, Garburator, Microwave Hood Fan, Washer, Window Coverings

Heating Central, Natural Gas

Cooling Central Air

of Stories 44

Exterior

Exterior Features Balcony

Roof Membrane

Construction Brick, Concrete, Stone

Foundation Poured Concrete

Additional Information

Date Listed April 10th, 2024

Date Sold May 1st, 2024

Days on Market 19

Zoning DC (pre 1P2007)

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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