

2709, 1122 3 Street SE  
Calgary, Alberta

MLS # A2234318

\$460,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	901 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Paved, Street Lighting, Views		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 849
Basement:	None	LLD:	-
Exterior:	Brick, Metal Siding , Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

Inclusions: Hood Fan, 1 mail key, 3 house keys, 3 fobs, 1 storage key

PANORAMIC PRIVATE MOUNTAIN & CITY VIEWS 27 FLOORS HIGH where skyline meets status! A place where ambition meets luxury & your next chapter unfolds with breathtaking WEST-facing MOUNTAIN & TOWER VIEWS as your daily backdrop! Whether you're a working professional, savvy investor or a visionary who wants to live above it all, this NORTHWEST CORNER UNIT in Beltline isn't just a home—it's a power move! Your OPEN-LAYOUT is elevated by LAMINATE floors, high-quality Miele & Blomberg STAINLESS STEEL appliances, sleek white QUARTZ COUNTERS & all white Armony Cucine high-quality cabinetry from Italy. From SOFT-CLOSE drawers to under-cabinet lighting & chrome fixtures, every detail whispers complete elegance. There's a GARBURATOR for easy clean-up, IN-SUITE LAUNDRY for convenience & plenty of STORAGE with 5 in-unit closets & 1 STORAGE LOCKER—because high-function living should always look this good! This unit comes with 1 TITLED PARKING STALL so your downtown lifestyle includes the peace of mind of secured parking too. The PRIMARY BEDROOM is a showstopper with WEST-facing TOWER VIEWS reminding you each day to chase your dreams! Plus a 4pc ENSUITE BATH to your own private escape after the hustle. Down the hall, a FULL BATH next to a SECOND BEDROOM with NORTH UNOBSTRUCTED VIEWS! With a slight glance over your shoulder, catch more CITY VIEWS, bringing you peace, ideal for a home office or guest suite with a skyline glow! Your spacious PRIVATE WEST BALCONY is your golden hour post-work decompression zone—inhalation, exhale & take it all in—the heartbeat of Calgary is right below you. Take your investment further because you're just steps from the brand-new Culture +

Entertainment District&mdash;a \$1B development bringing 4 million sqft of restaurants, retail & vibrance to your doorstep. Make every day a new adventure & walk to the Stampede Grounds or hockey game at the Saddledome (9 min walk). Enjoy breakfast, lunch & dinner at 17th Ave (8 min walk), at East Village (12 min walk) or at Inglewood (18 min walk). On the way back, stop at Calgary&rsquo;s fan favourite Village Ice Cream (4 min). Your morning latte? Z-Crew Caf&eacute; is right downstairs. Groceries? Take your pick by foot&mdash;Sunterra (6 min walk), H-Mart (8 min walk), Superstore (11 min walk). Your inner athlete will love the 6th floor GYM or test your agility at Boxing (4 min walk). If you&rsquo;re a career-focused individual upgrading your credentials at Bow Valley College (12 min walk), seamless commuting is key&mdash;with bus service right outside & Victoria Park LRT (8 min), this location supports both work & continued growth. Slip out of the downtown buzz with QUICK ACCESS to Macleod Tr (1 min), Memorial Dr (4 min) & Deerfoot Tr (6 min). This is more than a place to live with a bonus outdoor COURTYARD & indoor PARTY LOUNGE (7th floor) to host! It&rsquo;s your high-rise launchpad into the best of Calgary. Live in it, rent it, or show it off&mdash;it&rsquo;s magnetic & designed for those who just want more. WELCOME TO THE GUARDIAN! Book a private viewing today!