

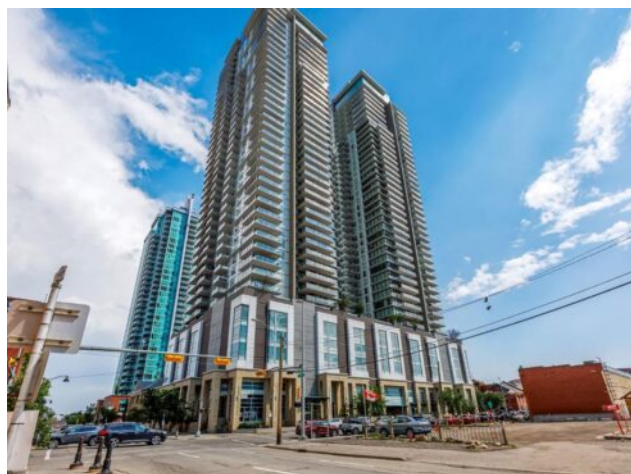


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1130 3 Street SE
Calgary, Alberta

MLS # A2324867



\$500,000

Division:	Beltline		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,086 sq.ft.	Age:	2012 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 853
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007) - Live/Wo
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Built-in Oven, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Garage Controls/Fobs

OPEN HOUSE Sunday July 26th 11AM-4PM! Where luxury living meets entrepreneurial opportunity, this exceptional street-level live/work residence offers a rare chance to integrate your home and business in one of Calgary's most vibrant urban communities. Perfectly positioned in The Guardian, this first-floor unit features direct sidewalk access, creating an ideal setting for a boutique retail or consumer service concept, artist studio, counselling service or professional office, (subject to applicable approvals). Whether you're building your brand or simply seeking an elevated inner-city lifestyle, this versatile property offers unmatched flexibility in a prestigious downtown address. Inside, soaring 11' ceilings and dramatic floor-to-ceiling windows fill the open-concept interior with natural light, creating a bright, welcoming environment for both everyday living and client-facing business. The thoughtfully designed layout adapts effortlessly to your needs, with generous space for living, working, entertaining, or showcasing your business. A contemporary kitchen at the back is appointed with integrated appliances, sleek cabinetry, quartz surfaces, and ample workspace, while the spacious sleeping area, large walk-in closet with custom storage, in-suite laundry, and beautifully finished full bathroom with floating vanity and glass-enclosed shower deliver the comfort and functionality expected of a luxury residence. Beyond your front door, the city becomes your neighbourhood. Located in Calgary's thriving Culture & Entertainment District, you are just moments from the Bow River pathway system, East Village, Stampede Park, the new event centre, Victoria Park/Stampede LRT Station, cafés, restaurants, shopping, and downtown's business core. Clients and guests will appreciate the convenience of ground level access, while residents will enjoy the energy and

walkability of this premier urban location. The Guardian offers an outstanding collection of resident amenities, including 24-hour concierge and security, a fully equipped fitness centre, yoga studio, owner's lounge, workshop, rooftop garden terrace with BBQ areas, visitor parking, high-speed elevators, and a pet-friendly community (board approval). Ideal for entrepreneurs, creatives, and professionals who refuse to compromise between business success and exceptional living, this distinctive live/work residence presents a unique opportunity to establish your presence in one of Calgary's most iconic buildings while enjoying the convenience and sophistication of luxury downtown living. Check out section 226 of the interactive city of Calgary Bylaw to see what you can do in a live/work unit.