



GRASSROOTS
REALTY GROUP

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4102, 1188 3 Street SE
Calgary, Alberta

MLS # A2342266



\$1,050,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,757 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	3
Garage:	Stall, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,542
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub		

Inclusions: n/a

Perched high above the city on the 41st level of The Guardian, this exceptional residence offers 1,756 square feet of refined urban living with uninterrupted 270-degree panoramic views of the city skyline and Rocky Mountains. Designed for those who value both scale and sophistication, this exclusive home features floor-to-ceiling windows and soaring 9'6" ceilings that drenches the space with natural light throughout the day. An expansive wraparound balcony, complete with a natural gas BBQ hookup, creates seamless indoor-outdoor living and provides the ultimate vantage point to take in Calgary's most breathtaking sunrises and sunsets. At the heart of the home is a stunning imported Italian Armony Cucine kitchen, showcasing sleek modern design and a full Miele appliance package. Complete with 5-burner gas cooktop, spacious 30" refrigeration and wall oven, this kitchen is perfectly suited for both everyday living and elevated entertaining. The private primary retreat is a sanctuary unto itself, exceptionally private yet featuring a horizon spanning south view. It features a spacious walk-in closet that is fully upgraded with exceptional customizable Poliform cabinetry and a spa-inspired ensuite wrapped in elegant travertine stone. Residents of The Guardian enjoy access to premium amenities including a state-of-the-art fitness centre, elegant resident's lounge, garden terrace, workshop, and supported by 24-hour concierge service and security. Ideally located in Calgary's dynamic new Culture and Entertainment District, this home places you steps from downtown, riverside green spaces, a new dog park, and has a commanding view over the new Calgary Flames Arena and Stampede Grounds. Complete with underground parking for two vehicles, this is a rare opportunity to own one of the city's most distinctive

and luxurious sky residences.