\$339,900 - 2408, 1122 3 Street Se, Calgary

MLS® #A2230775

\$339,900

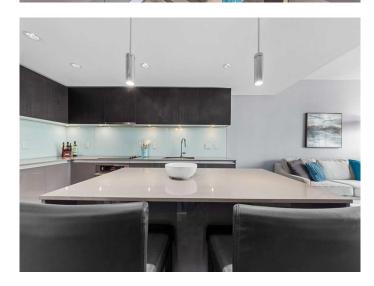
1 Bedroom, 1.00 Bathroom, 518 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to sky-high urban living at The Guardianâ€"one of Calgary's tallest residential towersâ€"where this 24th-floor, west-facing 1-bedroom unit offers breathtaking, unobstructed views of the city skyline, the Bow River, and the Rocky Mountains. Framed by floor-to-ceiling windows, this sleek, modern home is packed with over \$10,000 in upgrades, including travertine-tiled bathroom floors and tub surround, custom closet built-ins, and designer lighting. The gourmet kitchen is a showpiece, featuring integrated Miele appliances, quartz countertops, soft-close Italian cabinetry, a stunning glass backsplash, and a built-in fridgeâ€"ideal for the stylish entertainer or aspiring chef. The spacious bedroom features a walk-through closet with built-in organizers and a cheater 4-piece ensuite with a deep soaker tub. Enjoy sunsets from your oversized balcony equipped with a gas BBQ hookup or explore the building's incredible amenities: a full fitness centre, yoga studio, social lounge with party room, expansive 7th-floor rooftop terrace, workshop, bike storage, concierge, and 24-hour security. Your heated, underground parking stall and assigned out-of-suite storage locker add everyday convenience. Located in the heart of Calgary's Beltline, you're just steps from Stampede Park, the future Event Centre, trendy cafes, craft breweries, off-leash dog parks, community sports courts, EV charging stations, and the Riverwalk. With excellent







transit access via Victoria Park/Stampede C-Train Station and multiple bus routes, plus quick connections to Macleod Trail, Memorial Drive, and Deerfoot, this home delivers the perfect fusion of luxury, lifestyle, and location.

Built in 2015

Essential Information

MLS® # A2230775 Price \$339,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 518
Acres 0.00
Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 2408, 1122 3 Street Se

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2G 1H7

Amenities

Amenities Elevator(s), Fitness Center, Party Room, Secured Parking, Storage,

Visitor Parking

Parking Spaces 1

Parking Stall, Underground

Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan,

Quartz Counters

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Range Hood,

Refrigerator, Washer

Heating Fan Coil, Natural Gas

Cooling Central Air

of Stories 44

Exterior

Exterior Features Balcony, BBQ gas line, Lighting

Roof Asphalt, Membrane

Construction Concrete, Metal Siding, Stone

Additional Information

Date Listed June 12th, 2025

Days on Market 13

Zoning DC (pre 1P2007)

Listing Details

Listing Office KIC Realty

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