\$339,900 - 3008, 1122 3 Street Se, Calgary

MLS® #A2209262

\$339,900

1 Bedroom, 1.00 Bathroom, 516 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience luxury high-rise living in one of Calgary's most sought after floor plans at The Guardian Towers. This rare one-bedroom unit is one of just 15 condos out of 625 to feature a private ensuite, a massive terrace, titled parking, and breathtaking, unobstructed west facing mountain and downtown views. Inside, the layout is designed to maximize every square foot. The spacious kitchen boasts an oversized island, ample cabinetry, quartz countertops, and high-end appliances. The serene master bedroom includes a walk-through closet with custom California closet style shelving. The stunning bathroom features modern finishes and premium tile. The large open concept and floor-to-ceiling windows with unbeatable city and mountain views that are an entertainers dream. Additional upgrades include hardwood floors, a garburator and oversize secure private storage. The real showstopper is the expansive private terrace, offering nearly 120 square feet of outdoor living space. It's perfect for entertaining, sunbathing, barbecuing, or simply unwinding while taking in the breathtaking skyline. Parking is another highlight, with a prime location titled stall on Level 2, providing easy access in a 10-floor parkade. The Guardian also offers top-tier amenities, including concierge service, a state-of-the-art fitness center, a rooftop terrace and gardens, a social and games room, and a workshop area. All this, plus a prime downtown location next to the Scotiabank







Arena, BMO Center, Cowboys Casino, and offers endless shopping, dining, entertainment, and everything urban living has to offer. Why settle for a small balcony or obstructed views? See this exceptional unit in person and discover what it's like to live near the top of one of Calgary's tallest residential buildings. All furniture is negotiable. Don't miss this one!

Built in 2015

Essential Information

MLS® # A2209262 Price \$339,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 516

Acres 0.00

Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 3008, 1122 3 Street Se

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

Amenities

Amenities Elevator(s), Fitness Center, Parking, Picnic Area, Recreation Facilities,

Snow Removal, Trash, Visitor Parking, Party Room

Parking Spaces 1

Parking Titled, Underground, Secured

Interior

Interior Features Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting,

Storage, Walk-In Closet(s), Recreation Facilities

Appliances Built-In Oven, Built-In Range, Built-In Refrigerator, Central Air

Conditioner, Dishwasher, Microwave, Range Hood, Washer/Dryer,

Window Coverings

Heating Central, Natural Gas

Cooling Central Air

of Stories 44

Exterior

Exterior Features Balcony
Construction Concrete

Additional Information

Date Listed April 8th, 2025

Days on Market 15
Zoning DC

Listing Details

Listing Office Greater Property Group

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.