

\$309,900 - 2408, 1122 3 Street Se, Calgary

MLS® #A2230775

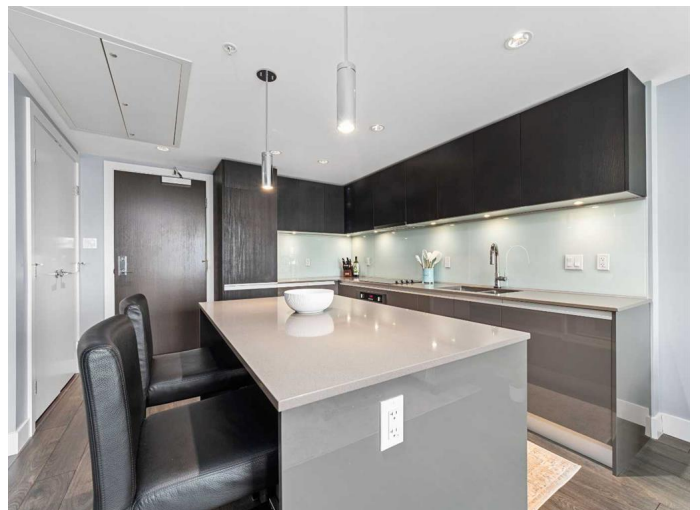
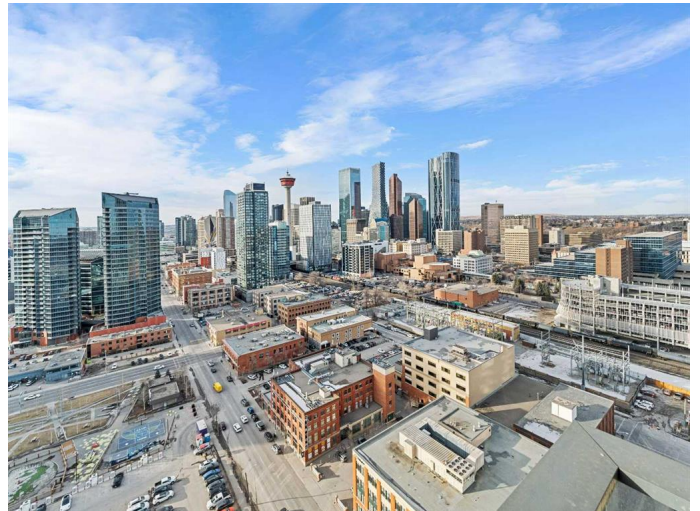
\$309,900

1 Bedroom, 1.00 Bathroom, 518 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Sky-high Luxury Living at The Guardian® one of Calgary's tallest residential towers. 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 fridge—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 outdoor 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	\$309,900
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	68
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	KIC Realty
----------------	------------

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.