

\$288,000 - 2703, 1122 3 Street Se, Calgary

MLS® #A2245719

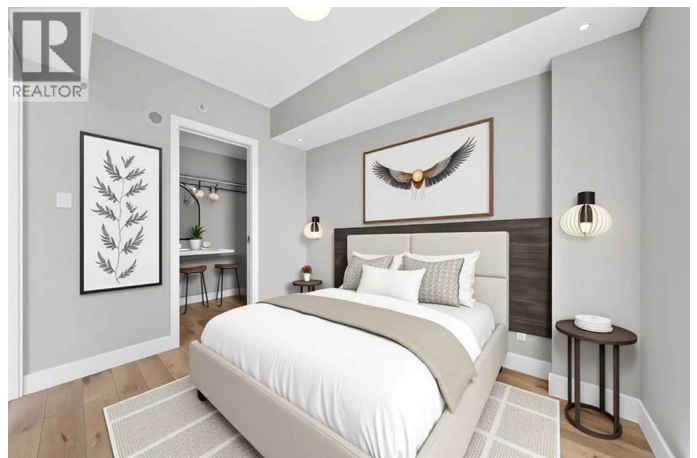
\$288,000

1 Bedroom, 1.00 Bathroom, 400 sqft

Single Family

Beltline, Calgary, Alberta

Welcome to The Guardian â€“ Calgaryâ€™s tallest residential tower, located in the vibrant Beltline community. This 1-bed, 1-bath east-facing unit offers unobstructed morning sun and spectacular city views from the 27th floor through floor-to-ceiling windows. Recent upgrades include new luxury vinyl plank flooring throughout, fresh paint, and modern light fixtures, creating a bright and inviting atmosphere. The sleek Italian-designed kitchen features high-gloss cabinetry, quartz countertops, and a full suite of modern built-in appliances by Blomberg, Faber, and AEG. Enjoy coffee and sunrises on your private oversized balcony (150sqft), or wind down in the cozy living area that flows seamlessly from the kitchen. The spacious bedroom includes a walk-in closet with sliding doors for optimal light and space. Extras: In-suite laundry, 1 titled underground parking stall, and a separate storage locker. Building amenities include a fully-equipped gym, Residents' Lounge, and an outdoor terrace for group barbeques. The Guardian offers concierge and onsite security personnel overnight, professional management, and a low-maintenance lifestyle with condo fees covering water, sewer, snow removal, and more. Unbeatable location: Steps to Stampede Park, Saddledome, BMO Centre, Sunterra Market, Village Ice Cream, and some of Calgaryâ€™s best restaurants and cafes. Walk to Elbow River pathways, Central Memorial Park, or catch the C-Train at Victoria Park/Stampede Station (5 min walk) for easy



downtown access. Quick access to Macleod Trail, 17th Ave, and Deerfoot Trail ensures effortless commuting. Whether you're a first-time buyer, investor, or looking for a stylish downtown pied-à-terre, this move-in-ready unit delivers value, convenience, and elevated urban living. (id:6289)

Built in 2015

Essential Information

Listing #	A2245719
Price	\$288,000
Bedrooms	1
Bathrooms	1.00
Square Footage	400
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2703, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2G1H7

Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre
Features	PVC window, Closet Organizers, No Smoking Home, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings
Heating	Forced air
Cooling	Central air conditioning

of Stories 40

Exterior

Exterior Aluminum siding, Concrete, Metal
Construction Poured concrete, Steel frame

Listing Details

Listing Office CIR Realty



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