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

MLS® #A2230775

#### \$339,900

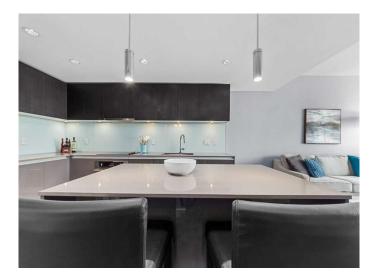
1 Bedroom, 1.00 Bathroom, 518 sqft Residential on 0.00 Acres

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
Туре	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		
Treating			
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	4
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office KIC Realty

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