

# \$479,000 - 3007, 1122 3 Street Se, Calgary

MLS® #A2208517

**\$479,000**

2 Bedroom, 2.00 Bathroom, 833 sqft

Residential on 0.00 Acres

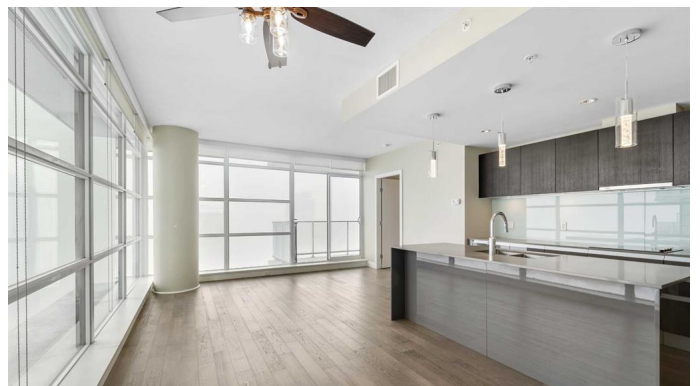
Beltline, Calgary, Alberta

Experience urban luxury in this stunning high-rise SW FACING CORNER UNIT apartment located in the heart of Calgary's vibrant Beltline neighbourhood and the North Guardian tower. Situated on the 30th floor of The Guardian, this bright and spacious unit offers breathtaking CITY SKYLINE AND ROCKY MOUNTAIN views.

The open-concept living space welcomes you with floor-to-ceiling windows that flood the interior with natural light, highlighting the sleek laminate and tile flooring and modern finishes. The well-appointed kitchen features beautiful stone countertops, a functional island, and premium stainless steel appliances, making meal preparation a joy. The generous bedroom provides a peaceful retreat, while the stylish bathrooms, including one ensuite completes this urban sanctuary.

Building amenities elevate your lifestyle with a state-of-the-art fitness center, party room that can be booked for your own private use, and the convenience of 24/7 concierge service. Your titled underground parking stall ensures hassle-free downtown living.

What truly sets this property apart is its unbeatable location. You're just steps away from Calgary's nightlife scene, shopping and entertainment district located on the Red Mile. Enjoy quick access to Pixel Park, the Elbow River pathways, and the Victoria



Park/Stampede LRT station. You will also be located across the street from Cowboy's Casino, the new and improved BMO centre, and last but not least the future Saddledome. With a Walk Score of 98, everything you need is right at your doorstep.

This pet-friendly building (with restrictions) offers the perfect blend of luxury and convenience for professionals or investors seeking a maintenance-free urban lifestyle. Don't miss this opportunity to own in one of downtown's most desirable buildings.

Book your exclusive tour today with your favourite Realtor.

Built in 2015

### **Essential Information**

MLS® #	A2208517
Price	\$479,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	833
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3007, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

## Amenities

Amenities	Elevator(s), Fitness Center, Visitor Parking, Party Room, Workshop
Parking Spaces	1
Parking	Underground, Titled

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Stone Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Oven
Heating	Boiler
Cooling	Central Air
# of Stories	42

## Exterior

Exterior Features	None
Construction	Concrete, Metal Siding

## Additional Information

Date Listed	April 24th, 2025
Days on Market	42
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	CIR Realty
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