

# \$499,900 - 2709, 1122 3 Street Se, Calgary

MLS® #A2234318

**\$499,900**

2 Bedroom, 2.00 Bathroom, 901 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

PANORAMIC PRIVATE MOUNTAIN & CITY VIEWS 27 FLOORS HIGH where skyline meets status! A place where ambition meets luxury & your next chapter unfolds with breathtaking WEST-facing MOUNTAIN & TOWER VIEWS as your daily backdrop! Whether you're a working professional, savvy investor or a visionary who wants to live above it all, this NORTHWEST CORNER UNIT in Beltline isn't just a home—it's a power move! Your OPEN-LAYOUT is elevated by LAMINATE floors, high-quality Miele & Blomberg STAINLESS STEEL appliances, sleek white QUARTZ COUNTERS & all white Armony Cucine high-quality cabinetry from Italy. From SOFT-CLOSE drawers to under-cabinet lighting & chrome fixtures, every detail whispers complete elegance. There's a GARBURATOR for easy clean-up, IN-SUITE LAUNDRY for convenience & plenty of STORAGE with 5 in-unit closets & 1 STORAGE LOCKER because high-function living should always look this good! This unit comes with 1 TITLED PARKING STALL so your downtown lifestyle includes the peace of mind of secured parking too. The PRIMARY BEDROOM is a showstopper with WEST-facing TOWER VIEWS reminding you each day to chase your dreams! Plus a 4pc ENSUITE BATH to your own private escape after the hustle. Down the hall, a FULL BATH next to a SECOND BEDROOM with NORTH UNOBSTRUCTED VIEWS! With a slight



glance over your shoulder, catch more CITY VIEWS, bringing you peace, ideal for a home office or guest suite with a skyline glow! Your spacious PRIVATE WEST BALCONY is your golden hour post-work decompression zoneâ€”inhale, exhale & take it all inâ€”the heartbeat of Calgary is right below you. Take your investment further because youâ€™re just steps from the brand-new Culture + Entertainment Districtâ€”a \$1B development bringing 4 million sqft of restaurants, retail & vibrance to your doorstep. Make every day a new adventure & walk to the Stampede Grounds or hockey game at the Saddledome (9 min walk). Enjoy breakfast, lunch & dinner at 17th Ave (8 min walk), at East Village (12 min walk) or at Inglewood (18 min walk). On the way back, stop at Calgaryâ€™s fan favourite Village Ice Cream (4 min). Your morning latte? Z-Crew CafÃ© is right downstairs. Groceries? Take your pick by footâ€”Sunterra (6 min walk), H-Mart (8 min walk), Superstore (11 min walk). Your inner athlete will love the 6th floor GYM or test your agility at Boxing (4 min walk). If youâ€™re a career-focused individual upgrading your credentials at Bow Valley College (12 min walk), seamless commuting is keyâ€”with bus service right outside & Victoria Park LRT (8 min), this location supports both work & continued growth. Slip out of the downtown buzz with QUICK ACCESS to Macleod Tr (1 min), Memorial Dr (4 min) & Deerfoot Tr (6 min). This is more than a place to live with a bonus outdoor COURTYARD & indoor PARTY LOUNGE (7th floor) to host! Itâ€™s your high-rise launchpad into the best of Calgary. Live in it, rent it, or show it offâ€”itâ€™s magnetic & designed for those who just want more. WELCOME TO THE GUARDIAN! Book a private viewing today!

Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2234318          |
| Price          | \$499,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 901               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2709, 1122 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H7                |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Picnic Area, Workshop |
| Parking Spaces | 1   |
| Parking        | Garage Door Opener, Parkade, Secured, Stall, Titled, Underground, Enclosed  |
| # of Garages   | 1   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage   |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator, Built-In Freezer |
| Heating           | Natural Gas, Fan Coil   |
| Cooling           | Central Air   |
| # of Stories      | 44  |

|          |      |
|----------|------|
| Basement | None |
|----------|------|

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Lot Description   | Street Lighting, Views, Paved |
| Roof              | Membrane                      |
| Construction      | Brick, Stone, Metal Siding    |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 20              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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