

\$359,900 - 3401, 1122 3 Street Se, Calgary

MLS® #A2189046

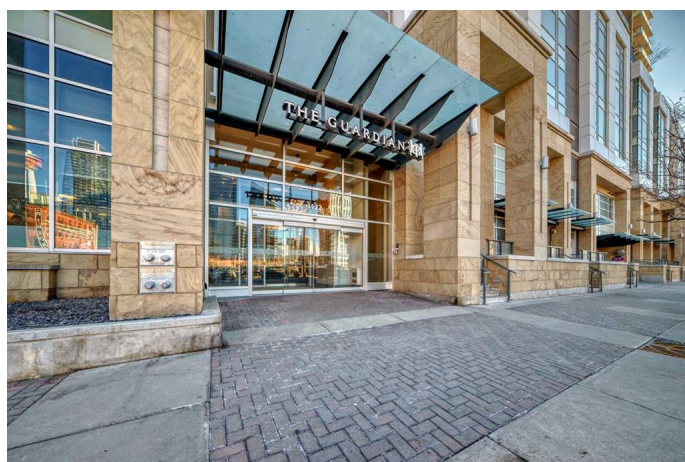
\$359,900

1 Bedroom, 1.00 Bathroom, 502 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Quick possession available. Enjoy a luxury lifestyle in this modern & elegant 1 bedroom + full bathroom unit situated high up on the 34th floor of the Guardian North Tower. This condo has everything you need and is located in the heart of Calgary's Beltline - vibrant culture and entertainment district. You & your guests can enjoy panoramic unobstructed views of the Calgary Tower & downtown Calgary skyline from your North facing patio perfect for lounging, outdoor dining and entertaining. This unit offers 9' + ceilings, upscale, stylish finishes and a neutral color palette throughout. The gourmet kitchen is a chef's dream offering an island/breakfast bar, quartz countertops and lots of Italian Armony-Cucine cabinets. Enjoy the state-of-the-art fitness center located on the 6th floor. The residents club and large outdoor garden terrace located on the 7th floor which provides residents with a large area to relax or entertain. The Guardian offers 24-hour concierge and security services adding a layer of comfort & security to your lock & go lifestyle. Laundry & storage is located in the unit. Window coverings included. A titled parking stall #450 is located on P3 of the heated, secure underground parkade. ZCREW CAFE, a brunch / coffee shop is located in the building. Enjoy the convenience of shops, restaurants, Cowboys Casino, the new BMO event center & iconic Calgary Stampede grounds, new Calgary Flames arena (under construction), river paths to walk & bike, Pixel Park offering a dog park and



sports courts, the new Tesla supercharger station & LRT are moments away. Donâ€™t miss the opportunity to live in the prestigious and sought after tallest residential tower in Calgary.

Built in 2015

Essential Information

MLS® #	A2189046
Price	\$359,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	502
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	3401, 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, Recreation Room, Roof Deck, Secured Parking, Service Elevator(s), Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Garage Door Opener, Parkade, Secured, Titled, Underground
# of Garages	1

Interior

Interior Features	Breakfast Bar, Kitchen Island, Quartz Counters
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony, Uncovered Courtyard
Lot Description	Views
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	January 22nd, 2025
Days on Market	148
Zoning	DC

Listing Details

Listing Office	Century 21 Bravo 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.