

# \$309,900 - 1908, 1122 3 Street Se, Calgary

MLS® #A2217449

**\$309,900**

1 Bedroom, 1.00 Bathroom, 522 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this exceptional one-bedroom condo in The Guardian, one of Calgary's top residential towers. This is the largest one bedroom floor plan in the building. Nestled in the vibrant Victoria Park area, this modern unit offers sleek finishes, and an open-concept layout designed for both comfort and sophistication. The gourmet kitchen, featuring Italian Armory Cucine cabinetry, quartz countertops, and premium appliances, flows seamlessly into the living area, perfect for both entertaining and unwinding. The spacious bedroom is bathed in natural light from large windows, while the elegant bathroom is adorned with high-end fixtures and finishes. The unit also comes with titled underground parking and a separate storage locker. Additional conveniences include in-suite laundry, ample storage, and a private oversized balcony with panoramic west-facing views of the downtown skyline and the Rocky Mountains. Residents of The Guardian enjoy exclusive access to a state-of-the-art fitness center, social lounges, a garden terrace, and 24-hour security. Ideally located just steps from shops, restaurants, entertainment, the Saddledome, and Stampede grounds, this condo offers a perfect fusion of luxury and urban living. And right across the street is the amazing new Pixel Park with pickleball, basketball, skate park, dog park and electric car charging. Discover the best of Calgary—schedule your private showing today and plan your move! And to make that



move a little easier, the Seller will cover up to \$1,000 of moving costs.

Built in 2015

### **Essential Information**

MLS® #	A2217449
Price	\$309,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	522
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1908, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Storage, Roof Deck
Parking Spaces	1
Parking	Parkade, Stall, Titled
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garburator, Oven-Built-In, Range, Range Hood, Washer, Built-In Refrigerator, Built-In Freezer
Heating	Forced Air, Natural Gas

Cooling	Central Air
# of Stories	44

## Exterior

Exterior Features	Balcony, Courtyard, Fire Pit, Storage, Barbecue, Outdoor Grill
Construction	Brick, Concrete, Metal Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	4
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Braxton Hayes Real Estate Corp.
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