

# \$309,900 - 2408, 1122 3 Street Se, Calgary

MLS® #A2230775

**\$309,900**

1 Bedroom, 1.00 Bathroom, 518 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Sky-high Luxury Living at The Guardian® one of Calgary's tallest residential towers. 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 fridge—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 outdoor 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	\$309,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	518
Acres	0.00
Year Built	2015
Type	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
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Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer
Heating	Fan Coil, Natural Gas
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	66
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	KIC Realty
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