

\$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
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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	14
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Broker
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