

# \$259,900 - 1303, 1122 3 Street Se, Calgary

MLS® #A2198554

**\$259,900**

1 Bedroom, 1.00 Bathroom, 392 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your new urban oasis! This beautifully designed 1-bedroom, 1-bathroom apartment on the 13th floor offers breathtaking views of the city and Stampede grounds.

Enjoy the convenience of a short walk to downtown, East Village, LRT (in the free zone), +15 walkway, and a plethora of coffee shops, restaurants, and Sunterra! Located in the highly sought-after Guardian concrete building, residents enjoy access to fantastic amenities, including a fully-equipped gym, yoga studio, garden terrace, workshop, bike storage, concierge service, and an owners' lounge. Key Features:

**Modern Kitchen:** High-end appliances, paneled fridge and dishwasher, quartz countertops, garburator, central island, and upgraded backsplash make this kitchen a chef's dream. **Stylish Living Space:** Gorgeous vinyl plank flooring throughout, with tile accents in the bathroom. Enjoy relaxing in the bright and inviting living room, perfect for watching Stampede fireworks! **Luxurious Bathroom:** Features a 4-piece layout with quartz counter, dual-flush toilet, soaker tub, and full tile surround. **Outdoor Retreat:** A huge balcony offers the perfect spot for morning coffee or evening relaxation.

**Additional Perks:** The unit comes with a separate storage locker, walk-in closet, and in-suite stacked laundry for your convenience. Condo fees include heat and water, ensuring a hassle-free living experience.



Don't miss out on this opportunity to live in a prime location with stunning views and unparalleled amenities. Schedule your private viewing today!

Built in 2015

### Essential Information

MLS® #	A2198554
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	392
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1303, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking, Workshop
Parking	None

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked

Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	41

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Stucco

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	53
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX First
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