

# \$449,000 - 3204, 1122 3 Street Se, Calgary

MLS® #A2212321

**\$449,000**

2 Bedroom, 2.00 Bathroom, 735 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian, a safe and secure complex nestled in the vibrant heart of Calgary's Beltline. This beautifully maintained 2-bedroom, 2-bathroom unit offers both comfort and convenience, complete with a titled, underground parking stall. As you step inside, you're greeted by a bright and open floor plan highlighted by stylish laminate flooring that flows seamlessly throughout. The gourmet kitchen features sleek built-in appliances, a breakfast eating bar, and opens to a spacious living room filled with natural light from expansive windows that showcase stunning views of downtown Calgary. Step out onto the generous balcony, perfect for relaxing or entertaining. The primary bedroom includes built-in storage and a private 3-piece ensuite, while the second bedroom is well-sized, boasts a second balcony, and is situated near the additional 3-piece bathroom. In-suite laundry adds to the everyday ease of living. Residents enjoy top-tier amenities including a fitness center and party room. Located just steps from shopping, restaurants, the LRT, and with easy access to major roads, this home is ideal for a professional couple seeking urban living at its finest. Exceptional value in a prime location!

Built in 2016

## Essential Information

MLS® #

A2212321



Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	735
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3204, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

### Amenities

Amenities	Fitness Center, Party Room, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	44

### Exterior

Exterior Features	Other
Roof	Membrane
Construction	Metal Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	54
Zoning	DC

## Listing Details

Listing Office	Greater Property Group
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