

# \$484,900 - 3407, 1122 3 Street Se, Calgary

MLS® #A2226173

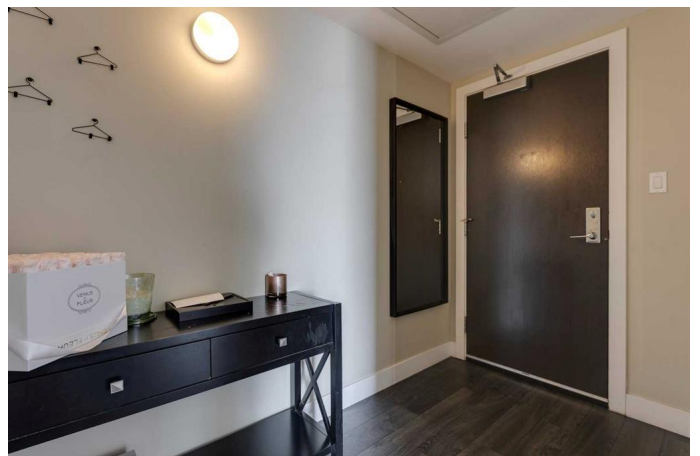
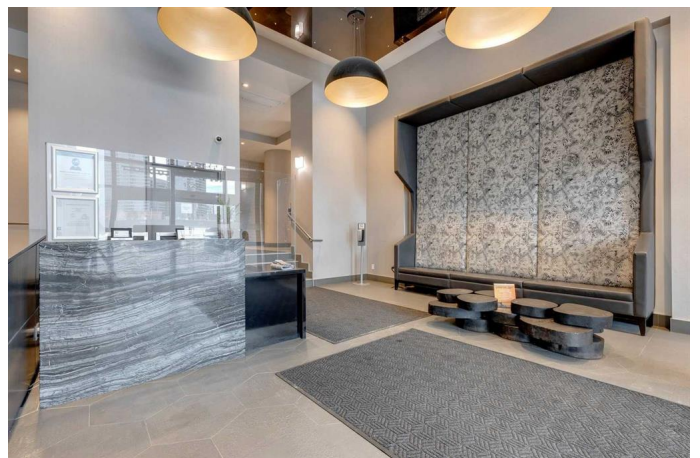
**\$484,900**

2 Bedroom, 2.00 Bathroom, 823 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Unrivalled Views from The Guardian Towers- It's all about the views! Perched on the 34th floor of Calgary's iconic Guardian Towers (1122 3 Street SE), this exquisite condo showcases unobstructed southwest views that will truly take your breath away. Experience sophisticated urban living high above the city in one of Calgary's most desirable complexes. The Guardian offers unrivalled amenities and exceptional accessibility, perfect for an active lifestyle. Residents enjoy a state-of-the-art fitness centre, a versatile workshop, a sophisticated social lounge, and a stunning outdoor terrace with BBQ area – ideal for entertaining. With 24/7 concierge and security, along with secure underground parking, you'll find convenience and peace of mind. Its prime location places you steps from Stampede Park, the Victoria Park LRT, the new Calgary Flames arena, and all of the beltline/downtown's vibrant offerings. This sophisticated 2-bedroom, 2-bathroom condo is sure to impress. Picturesque floor-to-ceiling windows flood every room with natural light, creating an air of relaxed comfort. Entertain friends around the spacious kitchen, which features luxury appliances and an oversized island with ample storage. Enjoy a cocktail and watch countless sunsets from the expansive balcony. Work from home in the second bedroom, which doubles as a perfect den, then recharge after a long day in the generous master's quarters – equipped with built-in closets and a spacious ensuite. This unit is



complete with titled underground parking, and assigned storage. This condo is a truly rare offering and is priced to sell!

Built in 2015

### **Essential Information**

MLS® #	A2226173
Price	\$484,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	823
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3407, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

### **Amenities**

Amenities	Trash, Visitor Parking, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage
Parking Spaces	1
Parking	Heated Garage, Stall, Underground

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In

Heating	Fan Coil
Cooling	Central Air
# of Stories	44

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX First
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