

# \$289,900 - 1301, 1122 3 Street Se, Calgary

MLS® #A2250454

**\$289,900**

1 Bedroom, 1.00 Bathroom, 497 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian North, one of Calgary's most sought-after high-rise residences in the vibrant Beltline community. This stylish one-bedroom condo offers the perfect blend of modern comfort and urban convenience, complete with breathtaking panoramic views of the downtown skyline.

Inside, the open-concept layout creates a warm and inviting atmosphere, featuring durable laminate flooring and sleek, contemporary finishes throughout. The European-inspired kitchen is the heart of this home, designed with two-tone Italian cabinetry, quartz countertops, a striking glass backsplash, and premium stainless steel appliances. The spacious bedroom provides a peaceful retreat with ample closet space, while the full four-piece bathroom with a deep tub offers everyday comfort and relaxation.

The Guardian North is renowned for its upscale amenities, including a state-of-the-art fitness centre, yoga studio, social lounge, and full-time concierge service. Entertain guests in the building's exclusive owner's lounge or take advantage of convenient bike storage and underground parking.

Living here means being in the heart of it all—steps from the excitement of the Stampede grounds, soon to be enhanced with the highly anticipated new Flames arena and entertainment district. The energy of 17th



Avenue’s shops, restaurants, and nightlife is just a short walk away, while downtown’s business core and cultural attractions are right at your doorstep.

Whether you’re a first-time buyer, investor, or urban professional, this executive one-bedroom in The Guardian North offers the lifestyle, location, and luxury you’ve been searching for.

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250454          |
| Price          | \$289,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 497               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1301, 1122 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H7                |

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Elevator(s), Party Room, Fitness Center, Secured Parking |
| Parking Spaces | 1                                                        |
| Parking        | Stall                                                    |

**Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                                                                            |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Washer/Dryer |
| Heating           | Natural Gas, Fan Coil                                                                                                      |
| Cooling           | Central Air                                                                                                                |
| # of Stories      | 44                                                                                                                         |

**Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Brick, Concrete, Stucco |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 23                  |
| Zoning         | DC (pre 1P2007)     |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.