

\$275,000 - 2805, 1122 3 Street Se, Calgary

MLS® #A2105892

\$275,000

1 Bedroom, 1.00 Bathroom, 499 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

HOME SWEET HOME! Enjoy executive Downtown Calgary living in this spectacular 1 bed, 1 bath corner unit, PET FRIENDLY condo in the sought-after Guardian building! Situated in historic Victoria Park steps from the Saddledome, Stampede Park, National Music Centre and the new Public Library! Located on the 28th floor of one of Calgary's tallest residential towers, you get to bask in the unrivaled, PANORAMIC VIEWS of Downtown Calgary, the mountains and Stampede Park. Standout features showcased include a bright and spacious living room/dining area, luxury Armony Cucine custom kitchen with a focal point quartz island/eating bar, quartz countertops, glass backsplash and premium appliances including a built-in oven and cooktop stove. The dreamy primary bedroom features amazing views, a spacious closet and a lavish 4 piece bathroom. Upgrades include high-end finishing's, a large balcony which is perfect for your morning coffee or entertaining and in-suite laundry with ample storage space. Exclusive Guardian building amenities include being PET FRIENDLY, a fitness facility, yoga studio, full-time concierge/security, social club/outdoor terrace and workshop! Close to all popular Downtown Calgary amenities such as bars, restaurants, coffee shops, Sunterra, public transportation, parks, the Bow and Elbow River/pathways and major roadways. Storage Locker is 404 - located on LP-9. There is an opportunity to rent a heated, underground parking stall (THROUGH THE



DEVELOPER) for \$150/month for 10 years or to purchase titled parking if you prefer. Don't miss out on this incredible investment or first time home buyer opportunity! Book your private viewing today! FORMER AIR BNB. CURRENT SHORT TERM RENTAL POLICY IS A MINIMUM 30 DAYS. FURNITURE IS NEGOTIABLE.

Built in 2015

Essential Information

MLS® #	A2105892
Price	\$275,000
Sold Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	499
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2805, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Service Elevator(s), Snow Removal, Trash, Visitor Parking, Workshop
Parking	None, On Street, Other, See Remarks

Interior

Interior Features	Breakfast Bar, Built-in Feature, Kitchen Island, No Animal Home, Recreation Facilities, See Remarks
Appliances	Dishwasher, Electric Stove, Washer/Dryer Stacked
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	36
Basement	None



Exterior

Exterior Features	Covered Courtyard, Other
Lot Description	Low Maintenance Landscape, Landscaped, Views
Roof	Concrete
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 22nd, 2024
Days on Market	22
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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