

\$249,900 - 1203, 1122 3 Street Se, Calgary

MLS® #A2108050

\$249,900

1 Bedroom, 1.00 Bathroom, 401 sqft

Residential on 0.00 Acres

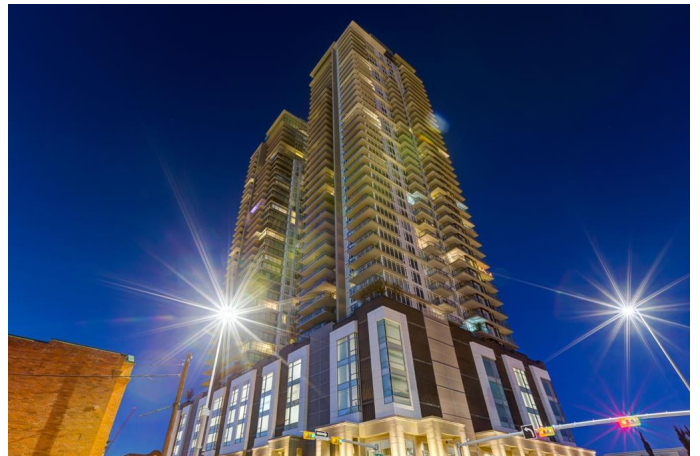
Beltline, Calgary, Alberta

Welcome to The Guardian, where luxury meets convenience in the heart of Calgary's vibrant community Beltline. This stunning 1-bedroom, 1-bathroom suite offers unparalleled panoramic views and a host of modern amenities designed to elevate your urban living experience.

Step into a meticulously designed space featuring floor-to-ceiling windows that flood the interior with natural light and showcase breathtaking vistas of the sunrise. The open-concept layout seamlessly blends the living, dining, and kitchen areas, creating an inviting space for both relaxation and entertainment.

The kitchen is a chef's dream, boasting high-end cabinetry, white quartz countertops, and stainless steel appliances. Additional features include wide plank Wood laminate flooring, in-suite laundry, air conditioning. The bedroom offers ample storage with a walk-in closet, while the spa-like bathroom features a quartz counter, soaker tub, and full tile surround for a luxurious experience. A highlight of this residence is the expansive East-facing balcony, perfect for enjoying morning coffee or evening cocktails while taking in the panoramic views.

Residents of The Guardian enjoy access to a wealth of five-star amenities, including a fitness center/yoga studio, private lounge, garden terrace with BBQ and fire pit, workshop, and concierge services. Plus, the nearby C-train station and a plethora of



entertainment and dining options are just steps away, making this an ideal location for metropolitan living.

With the future green line LRT and planned developments on the horizon, The Guardian promises to be an even more desirable destination for those seeking luxury and convenience in Calgary's bustling urban landscape. Don't miss your opportunity to call this prestigious building home.

Built in 2015

Essential Information

MLS® #	A2108050
Price	\$249,900
Sold Price	\$260,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	401
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1203, 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	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Garburator, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	March 6th, 2024
Days on Market	20
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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