

\$509,900 - 3507, 1122 3 Street Se, Calgary

MLS® #A2119661

\$509,900

2 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Sub-penthouse in the Guardian North, stunning panoramic views from this SW corner unit. Enter the home and notice the stylish hardwood, open concept living and kitchen area with a large central island. This suite has 2 bedrooms, and 2 bathrooms which have travertine tile, stone counters, one with a bathtub and one a full shower. Rooms are on opposing sides of the unit. There is In-suite laundry with a storage closet as well. This bright unit feels larger than it shows. The large balcony allows you to take in the cityscape. Enjoy the central air conditioning on those hot summer days. TWO heated and secure parking stalls (tandem) and ONE storage locker complete this unit. The Guardian tower has on-site amenities such as executive concierge, added security personnel, a complete fitness facility, a yoga studio, social room, workshop and a garden terrace complete with BBQs. In the base of the building you will find Z-Crew Cafe, Method Fitness and two blocks for groceries at Sunterra Market. Conveniently located in The Beltline, you are walking distance to many amenities including pubs, restaurants, shopping, transit, parks, grocery and more. This unit is the perfect combination of private, luxury living in the heart of Calgary's most vibrant areas. Don't miss out. NOTE: Some walls have been repainted, decluttered, and furniture moved since photos were taken.

Built in 2015



Essential Information

MLS® #	A2119661
Price	\$509,900
Sold Price	\$498,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3507, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0E7

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Secured, See Remarks, Stall, Tandem, Titled

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Garburator, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Courtyard, Outdoor Grill
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Roof	Membrane
Construction	Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 25th, 2024
Days on Market	21
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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