

\$269,000 - 2503, 1122 3 Street Se, Calgary

MLS® #A2127295

\$269,000

1 Bedroom, 1.00 Bathroom, 400 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

This is the unit you've been waiting for. STUNNING PANORAMIC VIEWS!!! - Welcome to THE GUARDIAN. This building has all the amenities that you have been looking for. This 1Br, 1 Bath suite is featuring modern, open concept interior design and decor. Floor-to-ceiling thermally efficient windows with Low-E glazing are providing panoramic views and abundant natural light. Generous in-suite storage space, closets and laundry. High-end finishes include wide plank European Structured Wood laminate flooring, white Italian Armony Cucine kitchen cabinetry with soft close mechanisms, white Quartz Counter, s/s appliances, A/C, Cat-5 wiring for high-speed cable, data, phone and integrated security system. The huge East facing balcony with sliding glass doors offers a spectacular panoramic view of the sunrise and the river, and is perfect for entertaining and extends your living space to the outdoors. FIVE-STAR AMENITIES include a generous fitness center/yoga studio, Social Club/Private Lounge, Garden Terrace with BBQ, Fire Pit and seating area, Workshop, 3 high-speed elevators with secure/controlled floor access and concierge services. The lounge adjacent to the garden terrace can be booked for private events and features two TVs, a ping-pong table, a large dining table, comfortable couches, a full size kitchen with fridge, sink, microwave and plenty of counter space, and a large bathroom. - Enjoy the



benefits of living walking distance to work, just steps away from the C-train station and major entertainment and cultural destinations, minutes to downtown and at the doorstep to endless amenities, shops & award winning restaurants. Exemplary metropolitan living in the heart of Calgary's Rivers District. Just minutes to Deerfoot Trail or walking/cycling paths, less than 25 min. to the Airport, and 1 hour into the Mountains. - Look no further, this property provides you with the practical inner City lifestyle you have been youâ€™ve been looking for! - UNDERGROUND PARKING can be rented or purchased directly from the developer.

Built in 2015

Essential Information

MLS® #	A2127295
Price	\$269,000
Sold Price	\$275,100
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	400
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2503, 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, Roof Deck, Storage, Trash, Visitor Parking, Workshop
Parking	None

Interior

Interior Features	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Recreation Facilities, Soaking Tub
Appliances	Built-In Freezer, Built-In Oven, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Induction Cooktop, Microwave, Range Hood
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	42

Exterior

Exterior Features	Outdoor Grill, Storage
Roof	Membrane
Construction	Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 21st, 2024
Days on Market	22
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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