

\$300,000 - 2903, 1122 3 Street Se, Calgary

MLS® #A2136920

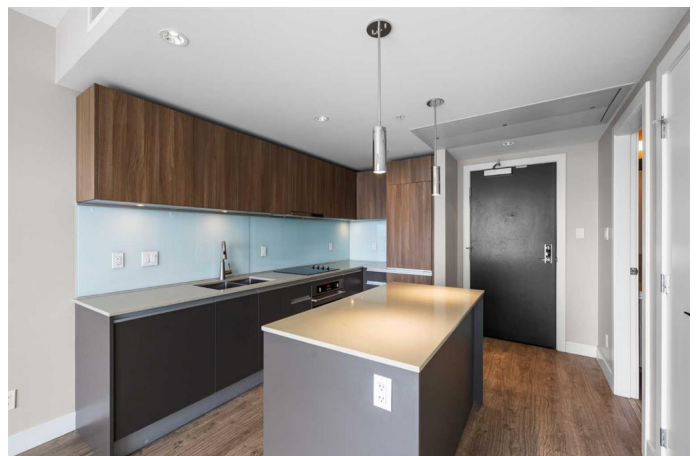
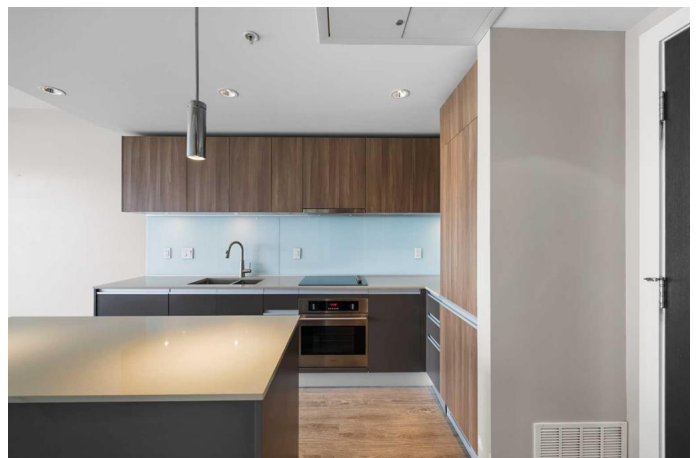
\$300,000

1 Bedroom, 1.00 Bathroom, 391 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian, one of Calgary's Tallest Residential Highrises! This executive unit located in Victoria Park offers amazing panoramic views of the City and Bow River! This stunning unit features floor-to-ceiling windows exhibiting plenty of natural light throughout. A gourmet contemporary kitchen includes high-end European appliances with a built-in hidden panel refrigerator, an easy-clean flat cooktop, built-in oven, and built-in hidden panel dishwasher. The open concept floor plan boasts elegant quartz island overlooking the living room and allows you to entertain as you cook for your guests. The living room contains patio doors leading to your spacious full-width balcony with amazing panoramic views. The bedroom is airy and bright, with floor-to-ceiling windows, and walk-in closet. Functional elements of this unit include a 4-piece bathroom, in-suite laundry, and storage in the laundry room. This unit comes with central air conditioning, and a titled parking stall located on the 6th floor. The Guardian is a highly desirable condo tower that offers a fantastic array of on-site amenities such as a Fitness Center, Resident's Lounge which opens to the gorgeous rooftop garden terrace, where you can have a fire, host a BBQ, enjoy the scenic skyline, or take in the fireworks displays the city hosts throughout the year. This building also includes around-the-clock Concierge! Set in the heart of Calgary, you are within walking distance to the Stampede



Grounds and downtown, as well as the restaurants and shops along popular 17th Avenue or Trendy Inglewood. The location will make your place the hub for nights out in the city or Stampede parties, and youâ€™ll never need to drive or Uber with all the amenities right at your doorstep. You can pick up groceries, ice cream, or a bottle of wine without having to leave your block. Outdoor enthusiasts will love being located in close proximity to the Bow River Pathway and the Elbow River, where miles of walking, running, or biking await. This is truly inner-city living at its finest. Easy access to major thoroughfares, parks, shopping, and amenities. Donâ€™t miss this opportunity to own this beautiful home!!

Built in 2015

Essential Information

MLS® #	A2136920
Price	\$300,000
Sold Price	\$292,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	391
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2903, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2G 1H7

Amenities

Amenities	Elevator(s), Fitness Center, Secured Parking, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Range Hood, Washer/Dryer
Heating	Standard
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Construction	Concrete, Stone

Additional Information

Date Listed	June 1st, 2024
Date Sold	June 13th, 2024
Days on Market	12
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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