

# \$479,888 - 809, 1122 3 Street Se, Calgary

MLS® #A2148768

**\$479,888**

2 Bedroom, 2.00 Bathroom, 932 sqft

Residential on 0.00 Acres

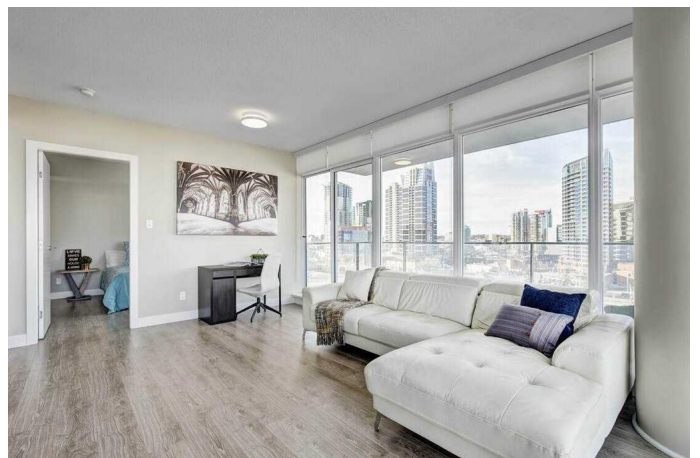
Beltline, Calgary, Alberta

Visit REALTOR® website for additional information. Experience urban luxury with this stunning 2-bedroom, 2-bath corner unit at North Guardian Tower. Located on the 8th floor, enjoy breathtaking downtown views from your northwest-facing unit. High-end finishes include Italian Armony Cucine cabinetry, hardwood flooring, Blomberg and Faber appliances, and an AEG induction cooktop. The unit features two master suites, in-suite laundry, and ample storage. Amenities include secured above-ground heated tandem parking, a storage locker, concierge, and security. Residents have access to the Guardian Social Club, Garden Terrace, Lions Gym, Yoga Studio, and a well-equipped Workshop. Close to East Village, Downtown, Stampede Park, Saddledome, 17th Ave, and River Pathways. Double-ended deals facilitated. Live in luxury at the heart of the city!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2148768  |
| Price          | \$479,888 |
| Sold Price     | \$478,888 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 932       |



|            |                |
|------------|----------------|
| Acres      | 0.00           |
| Year Built | 2015           |
| Type       | Residential    |
| Sub-Type   | Apartment      |
| Style      | High-Rise (5+) |
| Status     | Sold           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 809, 1122 3 Street Se |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 0E7               |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Fitness Center, Other, Party Room, Secured Parking, Workshop |
| Parking Spaces | 2                                                                             |
| Parking        | Parkade                                                                       |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage                                                                                     |
| Appliances        | Built-In Electric Range, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Central                                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                           |
| # of Stories      | 44                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Finished, See Remarks                                                                                                                                                                                 |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Barbecue, Courtyard, Fire Pit, Garden, Storage |
| Lot Description   | Square Shaped Lot                              |
| Roof              | Concrete                                       |
| Construction      | Concrete                                       |
| Foundation        | Poured Concrete                                |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | July 11th, 2024   |
| Date Sold      | August 17th, 2024 |
| Days on Market | 37                |
| Zoning         | DC                |
| HOA Fees       | 0.00              |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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