

# \$299,900 - 3503, 1122 3 Street Se, Calgary

MLS® #A2158298

**\$299,900**

1 Bedroom, 1.00 Bathroom, 440 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this exquisite one-bedroom condo in The Guardian, one of Calgary's most coveted residential towers. Situated in the dynamic Beltline district, this contemporary unit offers stunning views of the city and river, paired with modern finishes and a thoughtfully designed open-concept layout that prioritizes both comfort and style. The kitchen is equipped with high-end appliances, quartz countertops, and sleek cabinetry, seamlessly connecting to the living area—an ideal space for entertaining or relaxing. The spacious bedroom is bathed in natural light from large windows, while the elegant bathroom features premium fixtures and finishes. Additionally, the unit includes a titled underground parking space, in-suite laundry, ample storage, and a generously sized private balcony that provides sweeping views of the downtown skyline and the river. Residents of The Guardian enjoy access to an array of exclusive amenities, including a state-of-the-art fitness center, social lounges, a garden terrace, 24-hour security, and more. With its prime location just steps from shopping, dining, entertainment, the Saddledome, and the Stampede grounds, this condo offers the perfect blend of luxury and urban living. Experience the finest in Calgary living with this exceptional one-bedroom condo at The Guardian. Book your private showing today!

Built in 2015



## Essential Information

MLS® #	A2158298
Price	\$299,900
Sold Price	\$286,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	440
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

## Community Information

Address	3503, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0E7

## Amenities

Amenities	Community Gardens, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Service Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garburator, Microwave, Range Hood, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

**Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

**Additional Information**

Date Listed	August 15th, 2024
Date Sold	September 29th, 2024
Days on Market	44
Zoning	DC (pre 1P2007)
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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