

\$515,000 - 1009, 1122 3 Street Se, Calgary

MLS® #A2179427

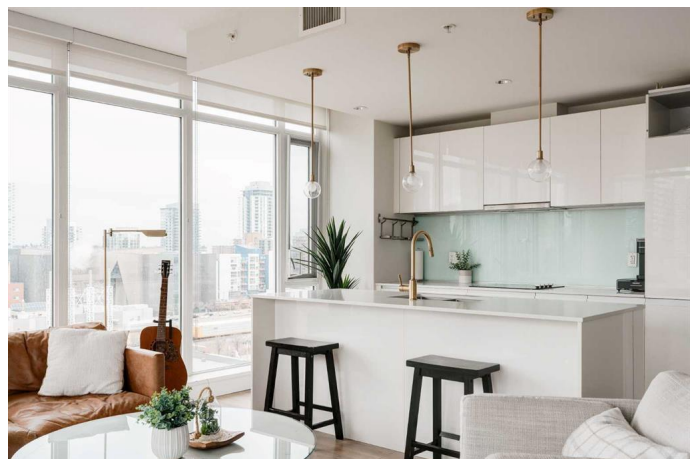
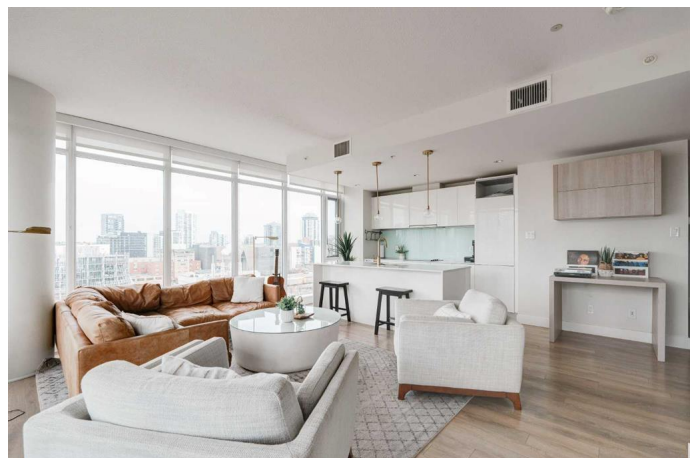
\$515,000

2 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Luxurious 2 bedroom, 2 bathroom CORNER unit with 2 underground parking stalls and unbelievable city views! The quiet "Guardian" building offers outstanding amenities, 24/7 security and an unsurpassable ultra-chic urban location, just steps away from the Stampede Grounds, East Village, Studio Bell, the Bow River and vibrant 17th Ave. Nightlife, trendy cafes, diverse dining, lively pubs and local shopping are literally right at your doorstep! Then come home to a peaceful sanctuary with over 900 sq. ft. that effortlessly blends style with function. The open floor plan is perfectly situated to make the most of the breathtaking views from floor-to-ceiling corner windows. Show off your culinary prowess in the sleek chef's kitchen boasting quartz countertops, built-in stainless steel appliances, elegant fixtures and a large breakfast bar island to casually gather around. Encased in windows the living room is a showstopping space that invites both relaxation and engaging evenings entertaining guests. Spend the warmer months on the expansive balcony enjoying barbecues and time spent unwinding while the city lights provide the gorgeous backdrop. Even have friends over to watch the Stampede fireworks from here! Imagine waking up each day to those outstanding views from the spacious primary bedroom complete with custom walk-through dual closets that lead to your private ensuite. A second bedroom and a second full bathroom are privately on the other side of the unit and



are almost as luxurious with upscale finishes, a custom closet system and of course more of those unbeatable views. In-suite laundry, a separate storage locker and tandem underground parking for 2 vehicles further add to your comfort and convenience. This amenity-rich building is loaded with extra bonuses including a concierge (no more lost packages!), 24 hour security, a fully-equipped fitness centre, a yoga room, a workshop and an amazing lounge for additional entertaining space that leads out the tranquil garden terrace. When you need to leave the building the c-train station, Stampede Grounds, casino, Repsol Centre and award-winning restaurants are mere steps away. Don't miss this opportunity to live in luxury in this exceptional condo in a sensational inner-city location!

Built in 2015

Essential Information

MLS® #	A2179427
Price	\$515,000
Sold Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	903
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1009, 1122 3 Street Se
Subdivision	Beltline
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2G 1H7

Amenities

Amenities	Elevator(s), Fitness Center, Secured Parking, Bicycle Storage, Party Room, Recreation Room, Workshop
Parking Spaces	2
Parking	Heated Garage, Parkade, Underground, Tandem

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Low Flow Plumbing Fixtures
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Range Hood, Washer, Built-In Refrigerator
Heating	Fan Coil
Cooling	Central Air
# of Stories	42

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Rubber
Construction	Concrete

Additional Information

Date Listed	November 20th, 2024
Date Sold	December 10th, 2024
Days on Market	20
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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