

# \$288,000 - 2703, 1122 3 Street Se, Calgary

MLS® #A2245719

**\$288,000**

1 Bedroom, 1.00 Bathroom, 400 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

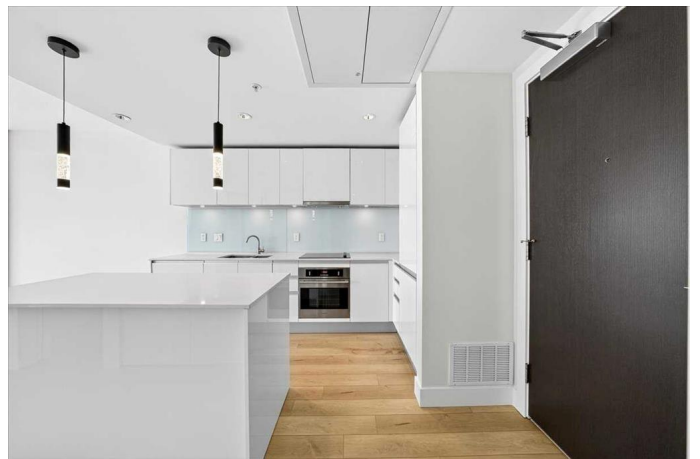
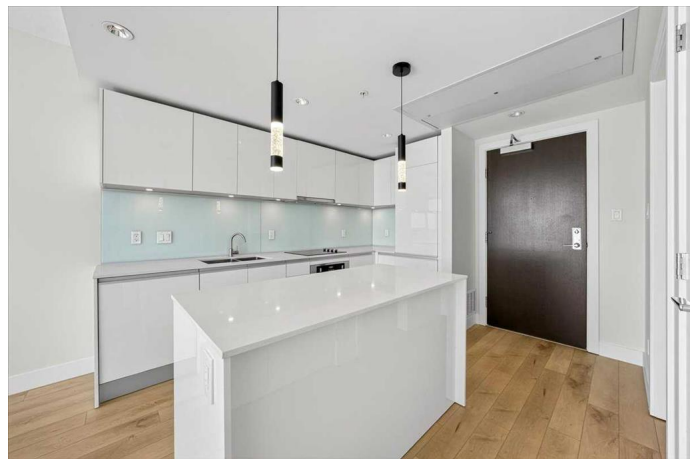
Welcome to The Guardian â€“ Calgaryâ€™s tallest residential tower, located in the vibrant Beltline community. This 1-bed, 1-bath east-facing unit offers unobstructed morning sun and spectacular city views from the 27th floor through floor-to-ceiling windows.

Recent upgrades include new luxury vinyl plank flooring throughout, fresh paint, and modern light fixtures, creating a bright and inviting atmosphere. The sleek Italian-designed kitchen features high-gloss cabinetry, quartz countertops, and a full suite of modern built-in appliances by Blomberg, Faber, and AEG.

Enjoy coffee and sunrises on your private oversized balcony (150sqft), or wind down in the cozy living area that flows seamlessly from the kitchen. The spacious bedroom includes a walk-in closet with sliding doors for optimal light and space.

Extras: In-suite laundry, 1 titled underground parking stall, and a separate storage locker.

Building amenities include a fully-equipped gym, Residents' Lounge, and an outdoor terrace for group barbeques. The Guardian offers concierge and onsite security personnel overnight, professional management, and a low-maintenance lifestyle with condo fees covering water, sewer, snow removal, and more.



Unbeatable location: Steps to Stampede Park, Saddledome, BMO Centre, Sunterra Market, Village Ice Cream, and some of Calgary’s best restaurants and cafes. Walk to Elbow River pathways, Central Memorial Park, or catch the C-Train at Victoria Park/Stampede Station (5 min walk) for easy downtown access. Quick access to Macleod Trail, 17th Ave, and Deerfoot Trail ensures effortless commuting.

Whether you're a first-time buyer, investor, or looking for a stylish downtown pied-à-terre, this move-in-ready unit delivers value, convenience, and elevated urban living.

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2245719          |
| Price          | \$288,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 400               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2703, 1122 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H7                |

## Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Secured Parking, Storage, Trash, Visitor Parking, Picnic Area, Workshop |
| Parking Spaces | 1                                                                                                                              |
| Parking        | Garage Door Opener, Heated Garage, Parkade, Titled, Underground, Gated, Owned, Workshop in Garage                              |
| # of Garages   | 1                                                                                                                              |

## Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                           |
| Heating           | Forced Air                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                 |
| # of Stories      | 40                                                                                                                                          |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Balcony, Lighting, Storage                           |
| Roof              | Asphalt/Gravel, Membrane                             |
| Construction      | Concrete, Aluminum Siding, Metal Frame, Metal Siding |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 24               |
| Zoning         | DC (pre 1P2007)  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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