

\$324,900 - 2408, 1122 3 Street Se, Calgary

MLS® #A2230775

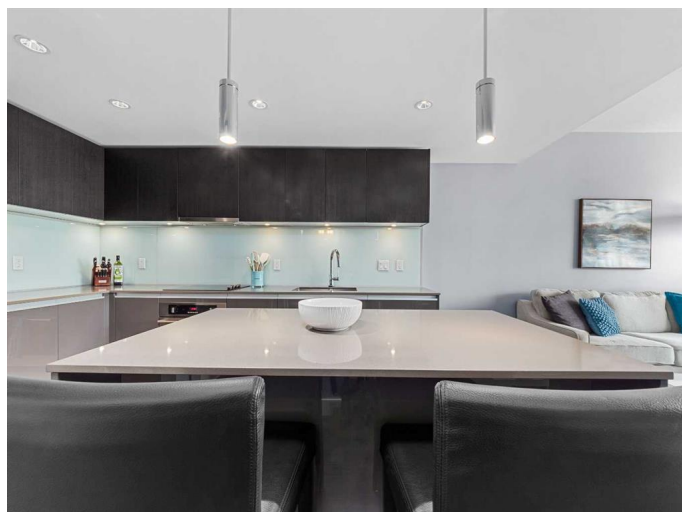
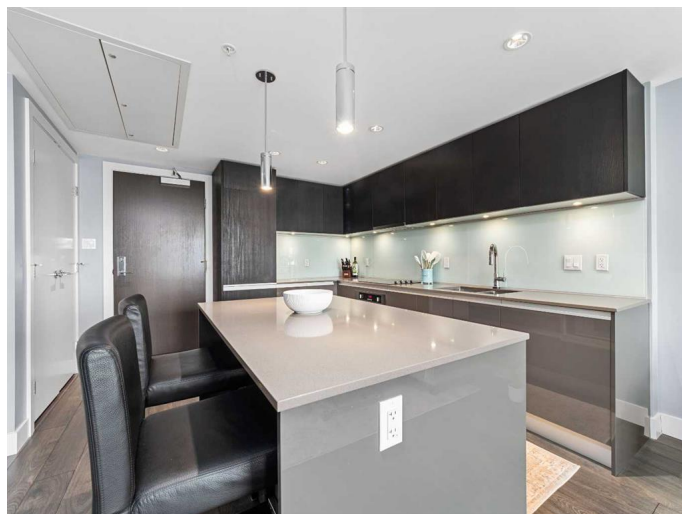
\$324,900

1 Bedroom, 1.00 Bathroom, 518 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to sky-high urban living at The Guardian—one of Calgary’s tallest residential towers—where this 24th-floor, west-facing 1-bedroom unit offers breathtaking, unobstructed views of the city skyline, the Bow River, and the Rocky Mountains. Framed by floor-to-ceiling windows, this sleek, modern home is packed with over \$10,000 in upgrades, including travertine-tiled bathroom floors and tub surround, custom closet built-ins, and designer lighting. The gourmet kitchen is a showpiece, featuring integrated Miele appliances, quartz countertops, soft-close Italian cabinetry, a stunning glass backsplash, and a built-in fridge—ideal for the stylish entertainer or aspiring chef. The spacious bedroom features a walk-through closet with built-in organizers and a cheater 4-piece ensuite with a deep soaker tub. Enjoy sunsets from your oversized balcony equipped with a gas BBQ hookup or explore the building’s incredible amenities: a full fitness centre, yoga studio, social lounge with party room, expansive 7th-floor rooftop terrace, workshop, bike storage, concierge, and 24-hour security. Your heated, underground parking stall and assigned out-of-suite storage locker add everyday convenience. Located in the heart of Calgary’s Beltline, you're just steps from Stampede Park, the future Event Centre, trendy cafes, craft breweries, off-leash dog parks, community sports courts, EV charging stations, and the Riverwalk. With excellent



transit access via Victoria Park/Stampede C-Train Station and multiple bus routes, plus quick connections to Macleod Trail, Memorial Drive, and Deerfoot, this home delivers the perfect fusion of luxury, lifestyle, and location.

Built in 2015

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2230775 |
| Price | \$324,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 518 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 2408, 1122 3 Street Se |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 1H7 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters |
|-------------------|---|

| | |
|--------------|--|
| Appliances | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer |
| Heating | Natural Gas, Fan Coil |
| Cooling | Central Air |
| # of Stories | 44 |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting |
| Roof | Asphalt, Membrane |
| Construction | Concrete, Metal Siding, Stone |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 35 |
| Zoning | DC (pre 1P2007) |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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