

# \$339,900 - 3008, 1122 3 Street Se, Calgary

MLS® #A2209262

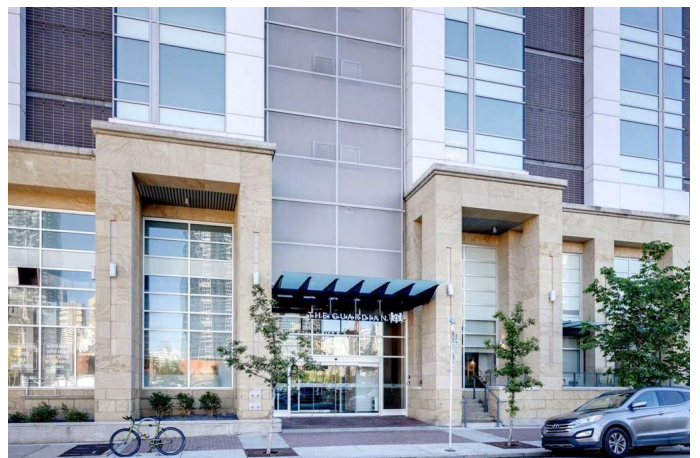
## \$339,900

1 Bedroom, 1.00 Bathroom, 516 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience luxury high-rise living in one of Calgary's most sought after floor plans at The Guardian Towers. This rare one-bedroom unit is one of just 15 condos out of 625 to feature a private ensuite, a massive terrace, titled parking, and breathtaking, unobstructed west facing mountain and downtown views. Inside, the layout is designed to maximize every square foot. The spacious kitchen boasts an oversized island, ample cabinetry, quartz countertops, and high-end appliances. The serene master bedroom includes a walk-through closet with custom California closet style shelving. The stunning bathroom features modern finishes and premium tile. The large open concept and floor-to-ceiling windows with unbeatable city and mountain views that are an entertainers dream. Additional upgrades include hardwood floors, a garburator and oversize secure private storage. The real showstopper is the expansive private terrace, offering nearly 120 square feet of outdoor living space. It's perfect for entertaining, sunbathing, barbecuing, or simply unwinding while taking in the breathtaking skyline. Parking is another highlight, with a prime location titled stall on Level 2, providing easy access in a 10-floor parkade. The Guardian also offers top-tier amenities, including concierge service, a state-of-the-art fitness center, a rooftop terrace and gardens, a social and games room, and a workshop area. All this, plus a prime downtown location next to the Scotiabank



Arena, BMO Center, Cowboys Casino, and offers endless shopping, dining, entertainment, and everything urban living has to offer. Why settle for a small balcony or obstructed views? See this exceptional unit in person and discover what itâ€™s like to live near the top of one of Calgaryâ€™s tallest residential buildings. All furniture is negotiable. Don't miss this one!

Built in 2015

**Essential Information**

MLS® #	A2209262
Price	\$339,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	516
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	3008, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

**Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Picnic Area, Recreation Facilities, Snow Removal, Trash, Visitor Parking, Party Room
Parking Spaces	1
Parking	Titled, Underground, Secured

# of Garages	1
--------------	---

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Recreation Facilities
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave, Range Hood, Washer/Dryer, Window Coverings, Built-In Range
Heating	Natural Gas, Central
Cooling	Central Air
# of Stories	44

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	April 8th, 2025
Days on Market	11
Zoning	DC

### Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.