

# \$675,000 - 3604, 1122 3 Street Se, Calgary

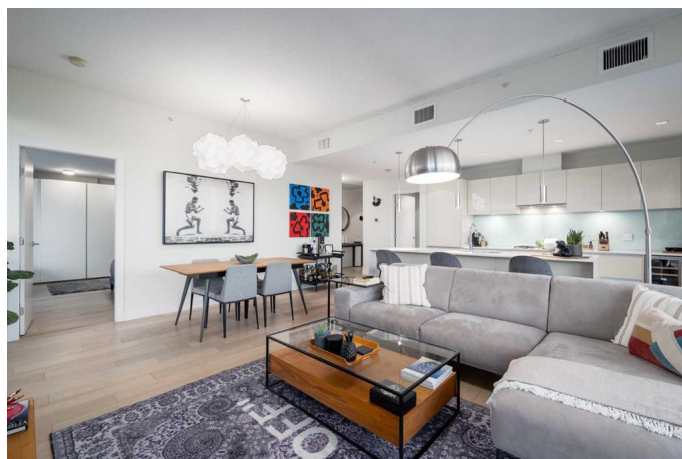
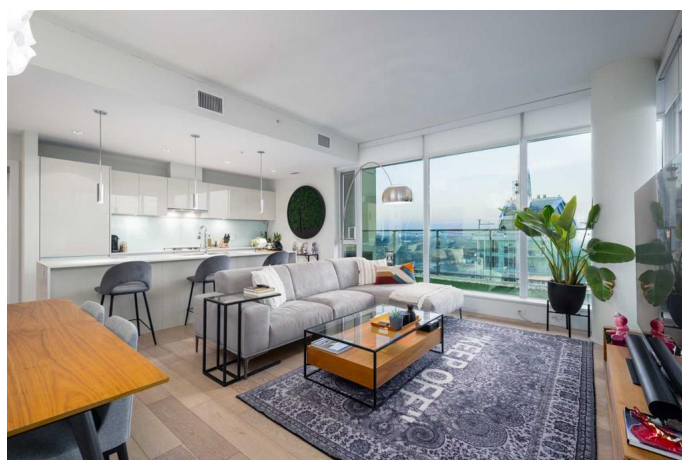
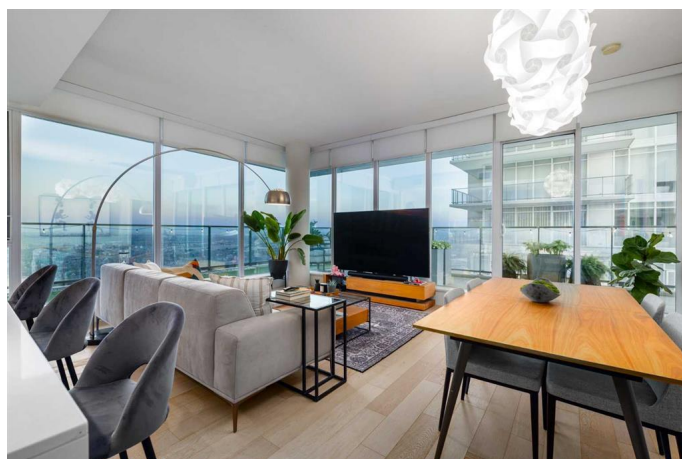
MLS® #A2217750

## \$675,000

2 Bedroom, 3.00 Bathroom, 1,187 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Elevate your lifestyle in this exquisite 2 bedroom, 2.5 bathroom sub-penthouse unit on the 36th floor at The Guardian! Spanning 1,187 SF with soaring high ceilings, this CORNER unit offers sweeping, unobstructed views with TWO balconies adding an additional 400SF of outdoor living space. Enjoy the views of the Calgary SKYLINE, bow river, and the ROCKY MOUNTAINS! Framed by thermal efficient floor to ceiling windows. The modern kitchen is a showstopper with integrated MIELE appliances, sleek cabinetry, and a minimalist design ideal for the at home chef or entertainer. Soft close cabinetry, oversized wine fridge and a seamless design throughout. Both bedrooms feature private ensuites adorned with travertine tile, soaker tubs, and the primary retreat includes dual sinks for added luxury. Beyond the unit, The Guardian pampers residents with premium amenities: including a state of the art fitness center, workshop, and a stylish social lounge that opens onto an expansive outdoor terrace. Your oversized tandem parking stall (with a 3rd adjacent stall negotiable), incredible convenience including a rare double-sized storage locker & BBQ gas line on your patio to enjoy those summer evenings! Located in the heart of Calgary's vibrant Beltline, you're steps from a buzzing cafe, community sports courts, off-leash dog park, EV charging stations, Stampede Park, and the soon to be revitalized entertainment district with the new event centre. Don't miss the 3D virtual tour to



experience this rare offering that blends high design, breathtaking views, and urban convenience. Furnishings are negotiable with the sale of this unit.

Built in 2015

### Essential Information

MLS® #	A2217750
Price	\$675,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,187
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

### Community Information

Address	3604, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	3
Parking	Additional Parking, Enclosed, Gated, Guest, Heated Garage, Oversized, Parkade, Parking Lot, Plug-In, Side By Side, Tandem, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Built-In Gas Range, Dishwasher, Garage Control(s), Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	44

## Exterior

Exterior Features	Balcony, Lighting
Lot Description	City Lot, Views
Roof	Membrane
Construction	Concrete, Metal Siding, Stone

## Additional Information

Date Listed	May 5th, 2025
Days on Market	64
Zoning	DC

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.