

# \$295,000 - 1501, 1122 3 Street Se, Calgary

MLS® #A2252938

**\$295,000**

1 Bedroom, 1.00 Bathroom, 503 sqft

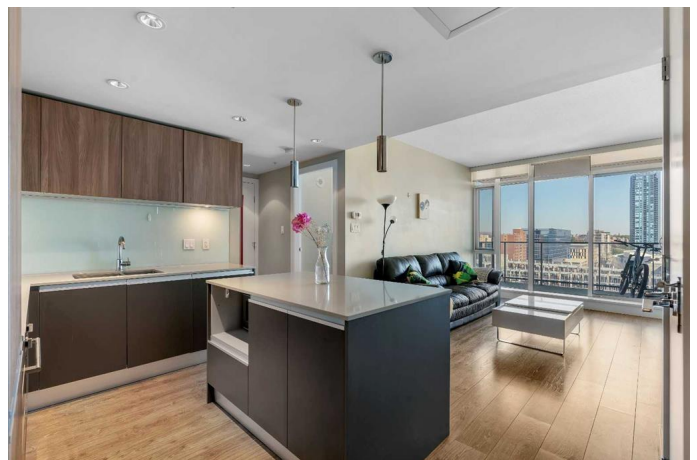
Residential on 0.00 Acres

Beltline, Calgary, Alberta

CALGARY'S TALLEST RESIDENTIAL TOWER | 1 BEDROOM WITH TITLED PARKING | CITY VIEWS | Located in the heart of the Beltline, this one bedroom residence in The Guardian offers sleek modern living with panoramic city views to the North and West (not facing the other tower). The open concept layout is smartly designed with floor to ceiling windows that flood the space with natural light and connect to a private balcony perfect for morning coffee or evening sunsets. The kitchen is finished with quartz counters, glass tile backsplash, and integrated appliances for a clean contemporary look, while the living and dining area flow seamlessly for everyday living. The bedroom includes a generous closet and the four piece bathroom is finished with modern fixtures and tile. In suite laundry and a titled underground parking stall provide everyday convenience. Residents of The Guardian enjoy premium amenities including a fully equipped fitness centre, social lounge with kitchen, party and recreation rooms, workshop, and concierge with 24 hour security. Just steps to Stampede Park, the BMO Centre, C Train, restaurants, shops, and entertainment, this home is ideal for first time buyers, young professionals, or investors looking for a prime downtown location.

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2252938          |
| Price          | \$295,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 503               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1501, 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, Recreation Facilities, Secured Parking, Trash |
| Parking Spaces | 1                                                                                               |
| Parking        | Parkade, Stall, Underground                                                                     |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting |
| Appliances        | Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer                                                  |
| Heating           | Forced Air                                                                                                         |
| Cooling           | Central Air                                                                                                        |
| # of Stories      | 44                                                                                                                 |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 39                   |
| Zoning         | DC (pre 1P2007)      |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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