

# \$435,000 - 3304, 1122 3 Street Se, Calgary

MLS® #A2202596

**\$435,000**

2 Bedroom, 2.00 Bathroom, 751 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this exquisite 33rd-floor corner unit with two balconies offering breathtaking views! To the east, you'll enjoy stunning river views, and to the south, you'll be treated to picturesque vistas of the Stampede Grounds, Saddledome and the new site of Scotia Place. On a clear day, you'll have Mountain views as well! This unit, located in the Guardian I, features a well-thought-out layout with two bedrooms strategically placed for privacy, along with two full bathrooms. The gourmet kitchen features a spacious island with beautiful quartz countertops and a convenient breakfast bar. High-end stainless steel appliances, sleek modern cabinetry complete the stylish aesthetic of the kitchen. Additionally, the unit is equipped with in-suite laundry for added convenience. The living room and open-concept kitchen/dining area are enveloped by floor-to-ceiling windows, immersing the space in natural light and providing captivating views of the surroundings. This unit also offers titled underground parking for your vehicle, as well as a separate storage locker to accommodate your belongings. The presence of a dedicated concierge ensures a high level of convenience and security for residents. The Guardian I provides an array of exceptional amenities for its residents to enjoy. The social lounge is perfect for entertaining guests or mingling with neighbors, while the garden terrace offers a serene outdoor space to relax and unwind. For fitness enthusiasts, the gym has impressive



city views and loads of equipment, so convenient to enjoy before or after work. There is also a workshop equipped with a workbench and hand tools for those who enjoy hands-on projects and craftsmanship. Enjoy this trendy neighborhood, which offers a host of attractions just steps away from your doorstep. You'll find yourself in close proximity to the iconic Saddledome, Stampede Park, the National Music Centre, Sunterra Market, and the stunning Central Library. With an abundance of entertainment options, dining experiences, and convenient amenities, this neighborhood is the epitome of vibrant and convenient urban living.

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2202596          |
| Price          | \$435,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 751               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3304, 1122 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H7                |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Party Room, Roof Deck, Storage |
| Parking Spaces | 1   |
| Parking        | Parkade, Titled, Underground                                |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters  |
| Appliances        | Dishwasher, Microwave, Range Hood, Built-In Refrigerator, Built-In Oven, Electric Cooktop, Washer/Dryer Stacked, Window Coverings |
| Heating           | Fan Coil  |
| Cooling           | Central Air   |
| # of Stories      | 44  |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 90               |
| Zoning         | DC               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Ally Realty |
|----------------|-------------|

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