

\$465,000 - 2607, 1122 3 Street Se, Calgary

MLS® #A2191695

\$465,000

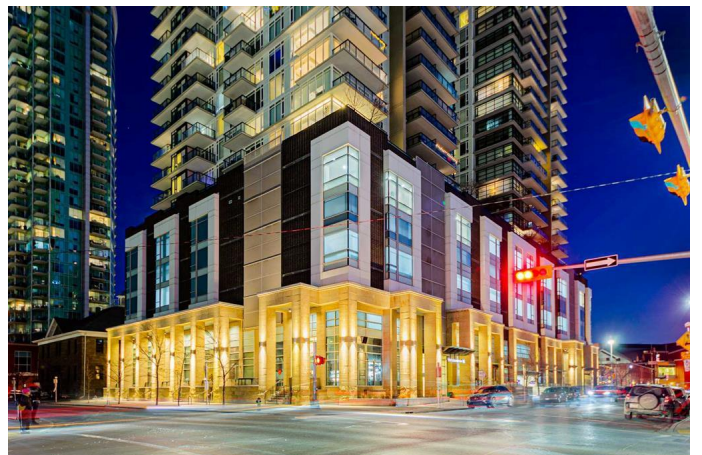
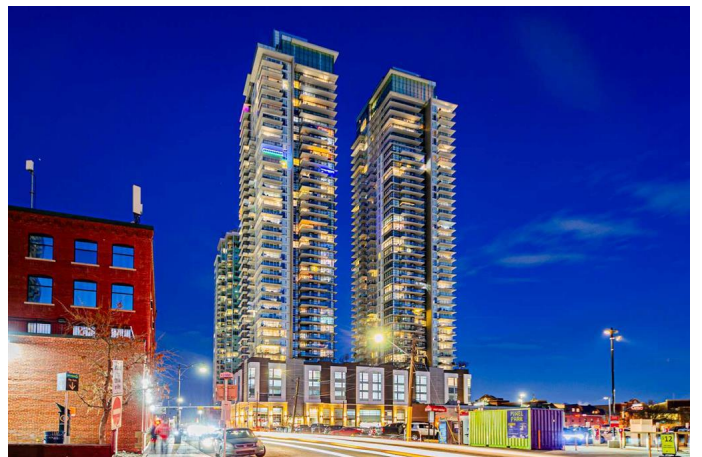
2 Bedroom, 2.00 Bathroom, 830 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Views! Location! & Value ++! Spectacular SW corner unit in The Guardian offering unparalleled convenience and breathtaking views!! Over 830sqft this 2 bedrooms 2 bath condo is providing expansive floor-to-ceiling windows that flood the space with natural light and showcase panoramic views of Calgary DT city skyline, the Rocky Mountains, and the Bow River! The open-concept layout maximizes space and functionality, with a modern design that includes high-end finishes and premium materials. The spacious living room features maximum number of windows and trendy colour that frame the stunning views, creating a bright and inviting atmosphere. The stunning chef's kitchen combines style and practicality, equipped with high end stainless steel appliances, quartz countertops, and a huge island with seating. The master suite is a true retreat, offering a large window, walk-through closets and a luxurious 4 piece en-suite bathroom with a soaking tub. Step out onto the private balcony to enjoy your morning coffee or evening drinks while relax in the spectacular views!

Outstanding amenities include a gym and yoga studio, social club (1350sqft lounge), garden terrace, workshop and premium concierge service. This ideal urban location is steps to LRT, Saddledome, Central Library, shopping and restaurants, easy access to all district of the city via memorial Dr, or Deerfoot Tr! Make this your new home and become a part of a new landmark redefining



Calgary's skyline.

Built in 2015

Essential Information

MLS® #	A2191695
Price	\$465,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	830
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

Community Information

Address	2607, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Picnic Area, Recreation Room, Snow Removal, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil

Cooling	Central Air
# of Stories	37
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Outdoor Grill
Roof	Membrane
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 6th, 2025
Days on Market	35
Zoning	DC

Listing Details

Listing Office	Top Producer Realty and Property Management
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