

# \$249,900 - 2003, 1122 3 Street Se, Calgary

MLS® #A2233315

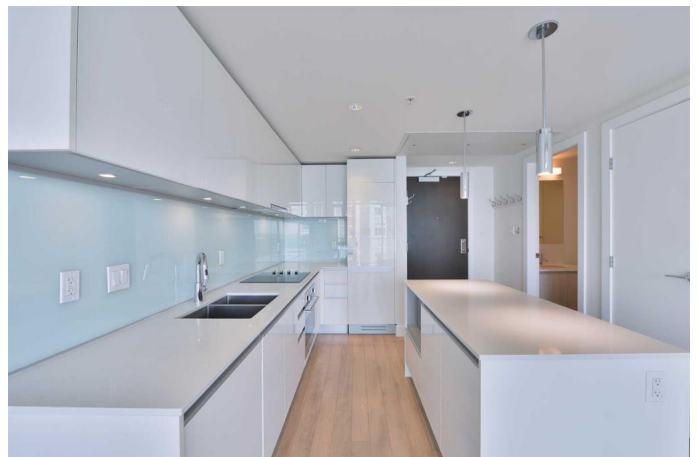
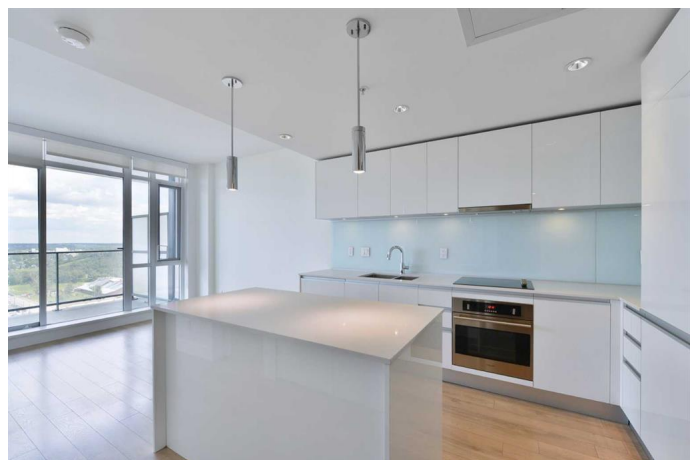
## \$249,900

1 Bedroom, 1.00 Bathroom, 391 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this immaculate 1-bedroom executive condo, ideally located in the heart of Calgary's vibrant entertainment district. With a sleek, modern design and thoughtful details throughout, this home is perfect for those who crave urban living with comfort and style. The open floor plan is anchored by light oak hardwood floors and a beautifully appointed European-inspired kitchen. Featuring sleek Italian cabinetry, quartz countertops, a contemporary glass backsplash, and stainless steel appliances, this kitchen offers both form and function. Whether you're prepping a weeknight meal or entertaining guests, the ample counter space and storage will inspire your inner chef. The living room is a serene and quiet retreat, ideal for unwinding at the end of the day. Floor-to-ceiling windows frame panoramic views of Scotsman Hill and the Bow River Valley, filling the space with natural light. The private bedroom offers a cozy sanctuary, complete with a generous walk-in closet. Just off the kitchen, you'll find a stylish 4-piece bathroom and a dedicated laundry room with a stacked washer/dryer, as well as additional storage and hanging space. Enjoy warm evenings on your large, private balcony, or take full advantage of the building's premium location and amenities. The Guardian is a fully air-conditioned, professionally managed tower offering daily concierge service. It's just steps from the Bow River Pathway, East Village, Eau Claire, and only



two blocks from the LRT. Shopping, restaurants, and caf  s are all within easy reach. If you're looking for the ultimate downtown lifestyle, this is the one. Book your showing today.

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS   #        | A2233315          |
| Price          | \$249,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 391               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2003, 1122 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H7                |

**Amenities**

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Fitness Center, Secured Parking, Visitor Parking, Parking, Party Room, Snow Removal, Trash |
| Parking   | None                                                                                       |

**Interior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s)                                         |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer, Window Coverings |

|              |             |
|--------------|-------------|
| Heating      | Fan Coil    |
| Cooling      | Central Air |
| # of Stories | 44          |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Metal Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 51              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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