

\$288,000 - 2703, 1122 3 Street Se, Calgary

MLS® #A2245719

\$288,000

1 Bedroom, 1.00 Bathroom, 400 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

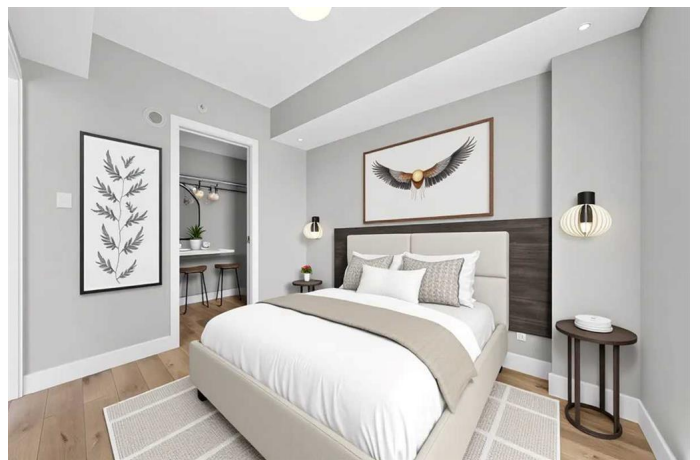
Welcome to The Guardian â€“ Calgaryâ€™s tallest residential tower, located in the vibrant Beltline community. This 1-bed, 1-bath east-facing unit offers unobstructed morning sun and spectacular city views from the 27th floor through floor-to-ceiling windows.

Recent upgrades include new luxury vinyl plank flooring throughout, fresh paint, and modern light fixtures, creating a bright and inviting atmosphere. The sleek Italian-designed kitchen features high-gloss cabinetry, quartz countertops, and a full suite of modern built-in appliances by Blomberg, Faber, and AEG.

Enjoy coffee and sunrises on your private oversized balcony (150sqft), or wind down in the cozy living area that flows seamlessly from the kitchen. The spacious bedroom includes a walk-in closet with sliding doors for optimal light and space.

Extras: In-suite laundry, 1 titled underground parking stall, and a separate storage locker.

Building amenities include a fully-equipped gym, Residents' Lounge, and an outdoor terrace for group barbeques. The Guardian offers concierge and onsite security personnel overnight, professional management, and a low-maintenance lifestyle with condo fees covering water, sewer, snow removal, and more.



Unbeatable location: Steps to Stampede Park, Saddledome, BMO Centre, Sunterra Market, Village Ice Cream, and some of Calgary’s best restaurants and cafes. Walk to Elbow River pathways, Central Memorial Park, or catch the C-Train at Victoria Park/Stampede Station (5 min walk) for easy downtown access. Quick access to Macleod Trail, 17th Ave, and Deerfoot Trail ensures effortless commuting.

Whether you're a first-time buyer, investor, or looking for a stylish downtown pied-à-terre, this move-in-ready unit delivers value, convenience, and elevated urban living.

Built in 2015

Essential Information

MLS® #	A2245719
Price	\$288,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	400
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2703, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Picnic Area, Secured Parking, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Owned, Parkade, Titled, Underground, Workshop in Garage, Gated
# of Garages	1

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	40

Exterior

Exterior Features	Balcony, Lighting, Storage
Roof	Asphalt/Gravel, Membrane
Construction	Aluminum Siding, Concrete, Metal Frame, Metal Siding

Additional Information

Date Listed	August 5th, 2025
Days on Market	86
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	CIR Realty
----------------	------------

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.