# \$275,000 - 1501, 1122 3 Street Se, Calgary

MLS® #A2252938

## \$275,000

1 Bedroom, 1.00 Bathroom, 503 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

THE ABSOLUTE BEST DEAL IN GAURDIAN TOWERS, THIS IS TRULY A STEAL | 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.







#### **Essential Information**

MLS® # A2252938 Price \$275,000

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), Secured Parking, Fitness Center, Parking, Party Room,

Recreation Facilities, Trash

Parking Spaces

Parking Underground, Parkade, Stall

1

#### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Recessed Lighting

Appliances Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Oven

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 48

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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