

\$340,000 - 1601, 1122 3 Street Se, Calgary

MLS® #A2235353

\$340,000

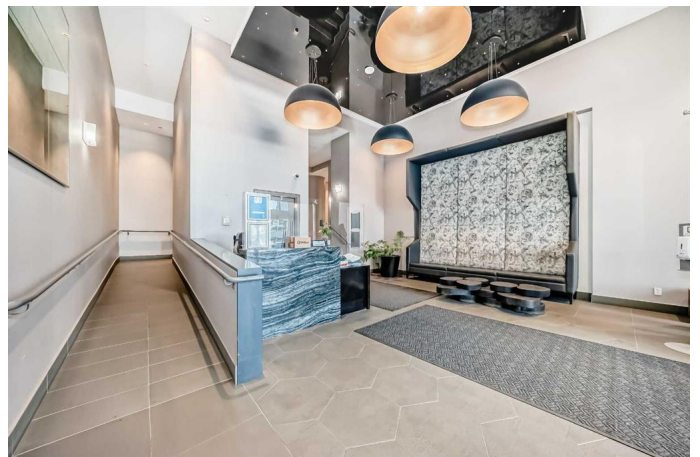
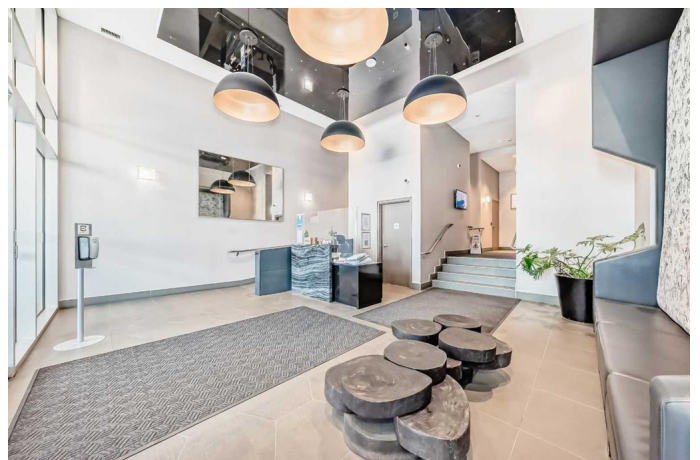
1 Bedroom, 1.00 Bathroom, 503 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian â€“ Calgaryâ€™s Tallest Residential Tower, Ideally Located in the Heart of the Beltline. Experience elevated urban living in this modern, thoughtfully designed 1-bedroom, 1-bathroom unit in one of Calgaryâ€™s most iconic high-rises. With a smart layout and upscale finishes, this home is perfect for first-time buyers, professionals, or investors seeking a turnkey downtown lifestyle. Floor-to-ceiling windows flood the open-concept living space with natural light and showcase breathtaking views of the city skyline and Rocky Mountains. Step onto your private balcony to soak in the energy of downtown Calgary. The stylish kitchen features quartz countertops, a glass tile backsplash, and integrated appliances that maintain a sleek, seamless look. The spacious bedroom offers a large closet, and the 4-piece bathroom is finished with modern fixtures and clean design. Additional highlights include in-suite laundry, a titled underground parking stall, and access to premium amenities: a fully equipped fitness centre, elegant party room and lounge, hobby workshop, and 24-hour concierge and security. Just steps from Stampede Park, the BMO Centre, C-Train, and some of Calgaryâ€™s best dining and shopping, this location offers unparalleled convenience. Donâ€™t miss your chance to own a piece of Calgaryâ€™s skyline at The Guardian.

Built in 2015



Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2235353 |
| Price | \$340,000 |
| 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 | 1601, 1122 3 Street Se |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 1H7 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Fitness Center, Secured Parking, Party Room |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage |
| Appliances | Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Built-In Refrigerator, Built-In Oven, Electric Cooktop |
| Heating | Fan Coil, Natural Gas |
| Cooling | Central Air |
| # of Stories | 44 |

Exterior

| | |
|-------------------|-------------------------|
| Exterior Features | Balcony |
| Construction | Brick, Concrete, Stucco |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 16th, 2025 |
| Days on Market | 55 |
| Zoning | DC (Pre 1p2007) |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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