\$459,900 - 3204, 1122 3 Street Se, Calgary

MLS® #A2205899

\$459,900

2 Bedroom, 2.00 Bathroom, 735 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian, a safe and secure complex nestled in the vibrant heart of Calgary's Beltline. This beautifully maintained 2-bedroom, 2-bathroom unit offers both comfort and convenience, complete with a titled, underground parking stall. As you step inside, you're greeted by a bright and open floor plan highlighted by stylish laminate flooring that flows seamlessly throughout. The gourmet kitchen features sleek built-in appliances, a breakfast eating bar, and opens to a spacious living room filled with natural light from expansive windows that showcase stunning views of downtown Calgary. Step out onto the generous balcony, perfect for relaxing or entertaining. The primary bedroom includes built-in storage and a private 3-piece ensuite, while the second bedroom is well-sized, boasts a second balcony, and is situated near the additional 3-piece bathroom. In-suite laundry adds to the everyday ease of living. Residents enjoy top-tier amenities including a fitness center and party room. Located just steps from shopping, restaurants, the LRT, and with easy access to major roads, this home is ideal for a professional couple seeking urban living at its finest. Exceptional value in a prime location!







Built in 2016

Essential Information

MLS® # A2205899

Price \$459,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 735

Acres 0.00

Year Built 2016

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 3204, 1122 3 Street Se

Subdivision Beltline
City Calgary
County Calgary

Province Alberta

Postal Code T2G 1H7

Amenities

Amenities Fitness Center, Party Room, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Parkade, Stall, Titled, Underground

Interior

Interior Features Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No

Smoking Home, Open Floorplan

Appliances Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None # of Stories 44

Exterior

Exterior Features Other

Roof Membrane
Construction Metal Frame

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025

6

Days on Market

Zoning DC

Listing Details

Listing Office Greater Property Group

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