

# \$289,900 - 1806, 1122 3 Street Se, Calgary

MLS® #A2225329

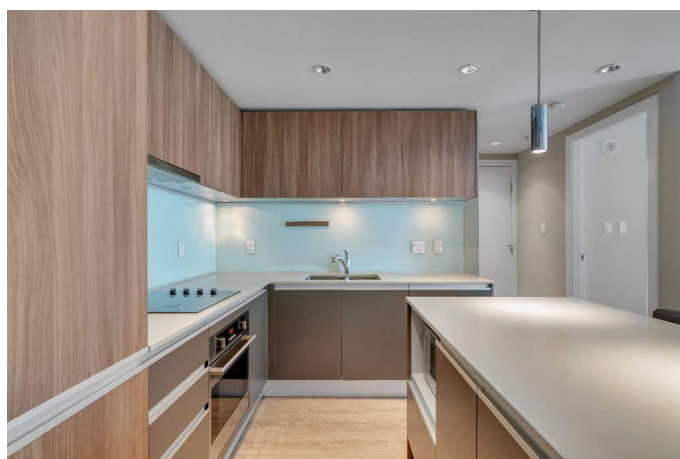
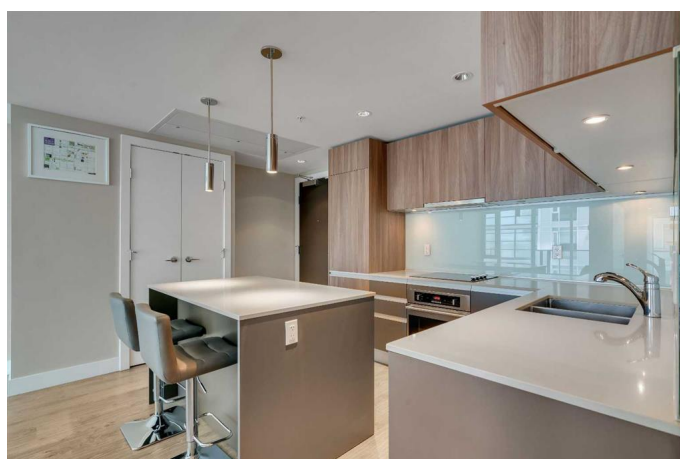
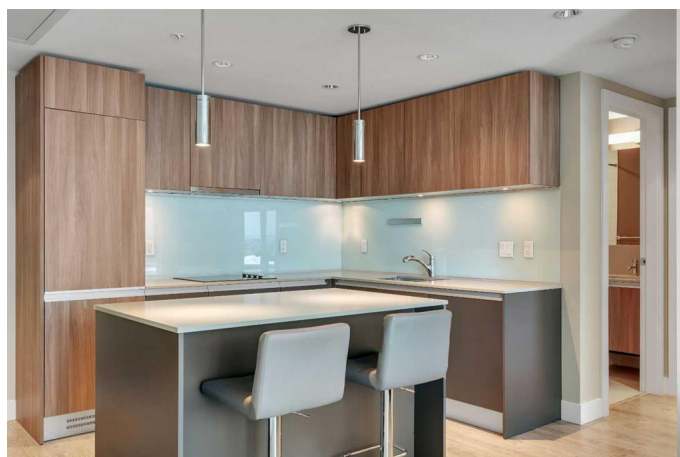
**\$289,900**

1 Bedroom, 1.00 Bathroom, 509 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian â€“ Calgaryâ€™s tallest residential tower, where urban living meets modern convenience in the heart of the Beltline. This 1 bedroom, 1 bathroom unit is move-in ready and showcases sleek, contemporary design throughout. With stylish finishes, integrated appliances, and a smart layout that maximizes space, this home offers everything you need for comfortable downtown living or a savvy investment opportunity. The modern kitchen features quartz countertops, a striking glass tile backsplash, and seamlessly integrated appliances that maintain a clean, streamlined aesthetic. The open-concept living and dining area flows effortlessly, enhanced by floor-to-ceiling windows that frame impressive city and mountain views. Step out onto your private balcony to soak in the skyline or enjoy your morning coffee above the buzz of the city. The bedroom includes a generous closet, while the well-appointed 4-piece bathroom features modern fixtures and finishes. In-suite laundry adds everyday convenience, and your vehicle is safely tucked away in the titled underground parking stall. Residents of The Guardian enjoy access to an array of upscale amenities, including a fully equipped fitness centre, a stylish party room with kitchen and lounge space, a recreation room perfect for relaxing or entertaining, and a workshop for hobbyists or DIYers. With 24-hour security and concierge service, youâ€™ll feel at ease living in this professionally managed building. Just steps to



Stampede Park, the BMO Centre, C-Train, and Calgary's best dining and shopping options, this is downtown living at its finest"perfect for first-time buyers, urban professionals, or investors. Don't miss your chance to own a piece of Calgary's skyline!

Built in 2016

### Essential Information

MLS® #	A2225329
Price	\$289,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	509
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1806, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

### Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

### Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters
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Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	44

## Exterior

Exterior Features	Balcony
Construction	Concrete, Mixed

## Additional Information

Date Listed	May 28th, 2025
Days on Market	33
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX First
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