

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

MLS® #A2235353

**\$340,000**

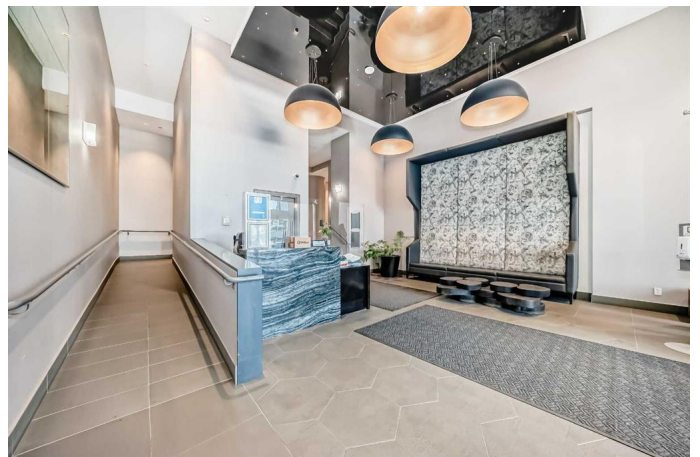
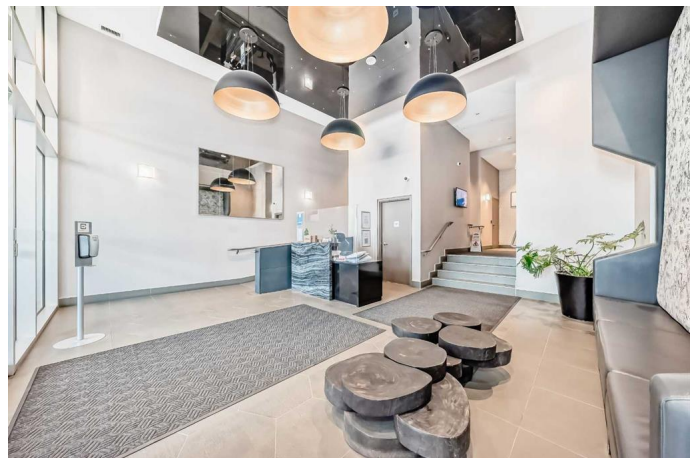
1 Bedroom, 1.00 Bathroom, 503 sqft

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	62
Zoning	DC (Pre 1p2007)

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.