

\$359,900 - 3401, 1122 3 Street Se, Calgary

MLS® #A2189046

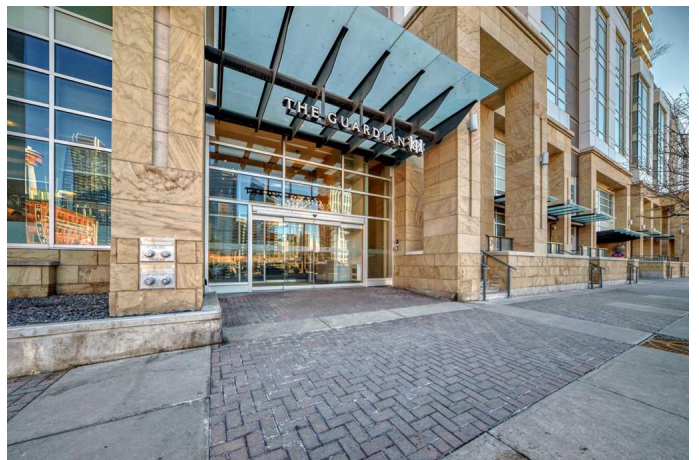
\$359,900

1 Bedroom, 1.00 Bathroom, 502 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Quick possession available. Enjoy a luxury lifestyle in this modern & elegant 1 bedroom + full bathroom unit situated high up on the 34th floor of the Guardian North Tower. This condo has everything you need and is located in the heart of Calgary's Beltline - vibrant culture and entertainment district. You & your guests can enjoy panoramic unobstructed views of the Calgary Tower & downtown Calgary skyline from your North facing patio perfect for lounging, outdoor dining and entertaining. This unit offers 9' + ceilings, upscale, stylish finishes and a neutral color palette throughout. The gourmet kitchen is a chef's dream offering an island/breakfast bar, quartz countertops and lots of Italian Armony-Cucine cabinets. Enjoy the state-of-the-art fitness center located on the 6th floor. The residents club and large outdoor garden terrace located on the 7th floor which provides residents with a large area to relax or entertain. The Guardian offers 24-hour concierge and security services adding a layer of comfort & security to your lock & go lifestyle. Laundry & storage is located in the unit. Window coverings included. A titled parking stall #450 is located on P3 of the heated, secure underground parkade. ZCREW CAFE, a brunch / coffee shop is located in the building. Enjoy the convenience of shops, restaurants, Cowboys Casino, the new BMO event center & iconic Calgary Stampede grounds, new Calgary Flames arena (under construction), river paths to walk & bike, Pixel Park offering a dog park and



sports courts, the new Tesla supercharger station & LRT are moments away. Donâ€™t miss the opportunity to live in the prestigious and sought after tallest residential tower in Calgary.

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2189046 |
| Price | \$359,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 502 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 3401, 1122 3 Street Se |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 1H7 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Fitness Center, Visitor Parking, Bicycle Storage, Party Room, Roof Deck, Recreation Room, Secured Parking, Service Elevator(s), Trash, Workshop |
| Parking Spaces | 1 |
| Parking | Garage Door Opener, Parkade, Secured, Titled, Underground |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Quartz Counters, Breakfast Bar |
| Appliances | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Window Coverings, Washer/Dryer Stacked |
| Heating | Fan Coil |
| Cooling | Central Air |
| # of Stories | 44 |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Balcony, Uncovered Courtyard |
| Lot Description | Views |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 22nd, 2025 |
| Days on Market | 108 |
| Zoning | DC |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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