

# \$259,900 - 1303, 1122 3 Street Se, Calgary

MLS® #A2198554

## \$259,900

1 Bedroom, 1.00 Bathroom, 392 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your new urban oasis! This beautifully designed 1-bedroom, 1-bathroom apartment on the 13th floor offers breathtaking views of the city and Stampede grounds.

Enjoy the convenience of a short walk to downtown, East Village, LRT (in the free zone), +15 walkway, and a plethora of coffee shops, restaurants, and Sunterra! Located in the highly sought-after Guardian concrete building, residents enjoy access to fantastic amenities, including a fully-equipped gym, yoga studio, garden terrace, workshop, bike storage, concierge service, and an owners' lounge. Key Features:

**Modern Kitchen:** High-end appliances, paneled fridge and dishwasher, quartz countertops, garburator, central island, and upgraded backsplash make this kitchen a chef's dream. **Stylish Living Space:** Gorgeous vinyl plank flooring throughout, with tile accents in the bathroom. Enjoy relaxing in the bright and inviting living room, perfect for watching Stampede fireworks! **Luxurious Bathroom:** Features a 4-piece layout with quartz counter, dual-flush toilet, soaker tub, and full tile surround. **Outdoor Retreat:** A huge balcony offers the perfect spot for morning coffee or evening relaxation.

**Additional Perks:** The unit comes with a separate storage locker, walk-in closet, and in-suite stacked laundry for your convenience. Condo fees include heat and water, ensuring a hassle-free living experience.



Don't miss out on this opportunity to live in a prime location with stunning views and unparalleled amenities. Schedule your private viewing today!

Built in 2015

### Essential Information

MLS® #	A2198554
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	392
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1303, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking, Workshop
Parking	None

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked

Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	41

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Stucco

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	39
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

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