

2601, 1122 3 Street SE
Calgary, Alberta

MLS # A2185161



\$315,000

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|------------------|--|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | High-Rise (5+) | | |
| Size: | 515 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Garage Door Opener, Stall, Titled, Underground | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 502 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters | | |

Inclusions: None

Welcome to #2601, 1122 3 Street SE. This stunning unit you've been waiting for, with BREATHTAKING, UNOBSTRUCTED PANORAMIC VIEWS! Step into this exceptional one-bedroom, one-bathroom condo at The Guardian, one of Calgary's premier tallest residential towers. Nestled in the vibrant Beltline district, this modern unit boasts spectacular views of the City, Mountains, and Bow River, enhanced by contemporary finishes and an open-concept design that combines comfort with sophistication. The floor-to-ceiling windows flood the space with natural light, showcasing every detail. The sleek, gourmet kitchen features high-end European appliances, including a built-in panel refrigerator, easy-to-clean flat cooktop, built-in oven, hidden panel dishwasher, and a stylish glass backsplash. The open layout offers a striking quartz island that overlooks a spacious, sunlit living room, perfect for hosting while cooking. Wall-to-wall windows make the living area feel expansive, and a sliding glass door opens to an oversized balcony, seamlessly blending indoor and outdoor living. Savor your morning coffee with sunrise views, or unwind in the shade on long summer evenings. The bedroom is a serene space with large windows and impressive views, a roomy closet, a 4-piece bathroom, and in-suite laundry. Washer and dryer were replaced in 2023. The unit also includes a titled heated parking stall and a spacious storage locker (approx. 3’x6’x7’). Exclusive amenities at The Guardian include PET-FRIENDLY access, a Fitness Center, Yoga Studio, Social Club/Private Lounge, Garden Terrace with BBQ, fire pit, seating area, onsite concierge, and security, as well as an outdoor terrace and workshop. Located near Downtown Calgary's popular amenities—bars, restaurants, cafes, Sunterra, public library, parks, the C-Train, Bow and Elbow

Rivers/pathways, and major roadways—this condo offers luxury living in an unbeatable urban location. Don’t miss your chance to call this remarkable unit home! Schedule your showing today!