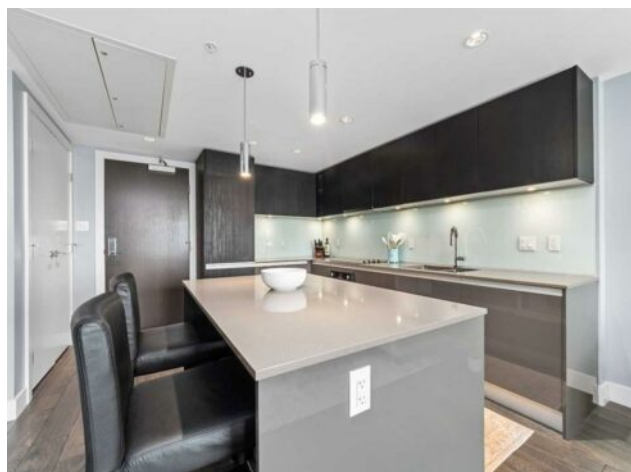


2408, 1122 3 Street SE
Calgary, Alberta

MLS # A2230775



\$309,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 518 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Fan Coil, Natural Gas | Water: | - |
| Floors: | Laminate, See Remarks, Stone | Sewer: | - |
| Roof: | Asphalt, Membrane | Condo Fee: | \$ 522 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Metal Siding , Stone | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters | | |

Inclusions: None

OPEN HOUSE | SUN. AUG. 10 | 2:00-4:00PM | Welcome to this sky-high luxury living at The Guardian— one of Calgary’s tallest residential towers. This 24th-floor, west-facing 1-bedroom unit offers breathtaking, unobstructed views of the city skyline, the Bow River, and the Rocky Mountains. Framed by floor-to-ceiling windows, this sleek, modern home is packed with over \$10,000 in upgrades, including travertine-tiled bathroom floors and tub surround, custom closet built-ins, and designer lighting. The gourmet kitchen is a showpiece, featuring integrated Miele appliances, quartz countertops, soft-close Italian cabinetry, a stunning glass backsplash, and a built-in fridge—ideal for the stylish entertainer or aspiring chef. The spacious bedroom features a walk-through closet with built-in organizers and a cheater 4-piece ensuite with a deep soaker tub. Enjoy sunsets from your oversized balcony equipped with a gas BBQ hookup or explore the building’s incredible amenities: a full fitness centre, yoga studio, social lounge with party room, expansive 7th-floor outdoor terrace, workshop, bike storage, concierge, and 24-hour security. Your heated, underground parking stall and assigned out-of-suite storage locker add everyday convenience. Located in the heart of Calgary’s Beltline, you're just steps from Stampede Park, the future Event Centre, trendy cafes, craft breweries, off-leash dog parks, community sports courts, EV charging stations, and the Riverwalk. With excellent transit access via Victoria Park/Stampede C-Train Station and multiple bus routes, plus quick connections to Macleod Trail, Memorial Drive, and Deerfoot, this home delivers the perfect fusion of luxury, lifestyle, and location.