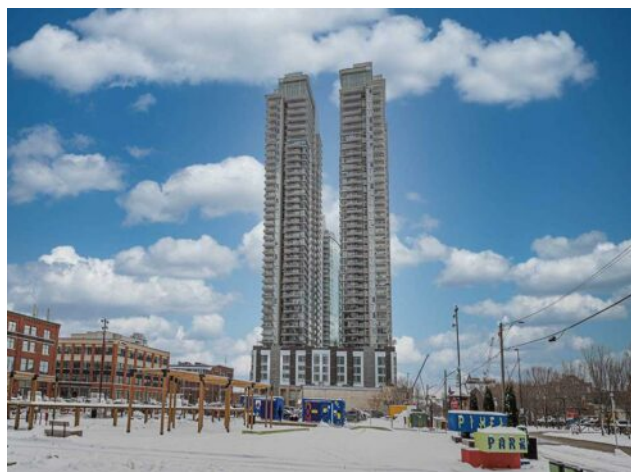


**2203, 1122 3 Street SE
Calgary, Alberta**

MLS # A2273431



\$254,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	401 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to The Guardian, Calgary's landmark high-rise where modern design meets urban convenience! This beautifully maintained 1-bedroom condo offers functional living with a west-facing exposure, bringing in warm afternoon light and views of the vibrant Beltline community. The open-concept layout is smartly designed, featuring floor-to-ceiling windows, a contemporary colour palette, and a highly efficient use of space. The modern kitchen includes built-in appliances—refrigerator, oven, electric cooktop, dishwasher, and garburator—along with a central kitchen island perfect for dining and meal prep. The bedroom is thoughtfully separated and includes a walk-in closet, while the in-unit laundry, central A/C, and laminate + tile flooring ensure everyday comfort. This home has been kept in excellent condition and is a no-smoking, no-animal property. Enjoy the private balcony overlooking the peaceful courtyard—ideal for relaxing after a long day.