

# \$469,900 - 2307, 1122 3 Street Se, Calgary

MLS® #A2244203

**\$469,900**

2 Bedroom, 2.00 Bathroom, 833 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

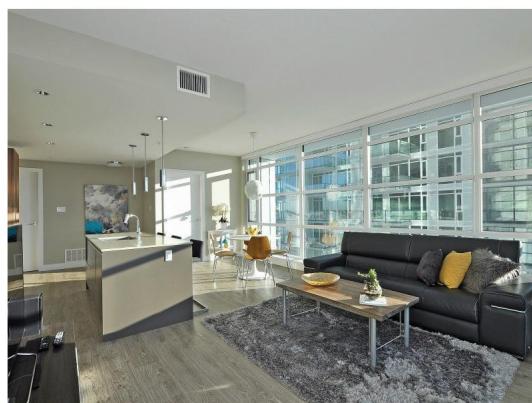
Spectacular SW corner unit in the Guardian offering the best of convenience & breathtaking views. With over 830 sq. ft. this immaculate 2 bdrm, 2 bath condo offers expansive floor to ceiling windows flooding the space with natural light & showcasing panoramic views of the City Skyline & the Rocky Mountains. The open floor plan maximizes space with a modern design that includes high end finishes, quality materials & a neutral color palette. The highly functional chef's kitchen is equipped with high end stainless appliances, quartz counter tops & a large island with lots of seating. The master is situated far from the second bedroom & features 2 custom built-in closets with drawers & a luxurious private 4 pce bath with soaker tub & heated floors. The second bedroom is next to the main bath which features an oversized shower & heated tile floors. Two heated parking stalls are included plus a separate storage locker. Enjoy the amazing party room or work out in your own well equipped private gym. Fabulous location close to the LRT, Sunterra Market, Starbucks, downtown & the Stampede ground amenities.

Built in 2015

## Essential Information

MLS® # A2244203

Price \$469,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	833
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2307, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

### Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Visitor Parking
Parking Spaces	2
Parking	Stall, Tandem, Titled

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dryer, Electric Cooktop, Garage Control(s), Garburator, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	44

### Exterior

Exterior Features	Balcony, Uncovered Courtyard
Lot Description	Views
Roof	See Remarks
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 29th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

## **Listing Details**

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

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.