

\$295,000 - 1501, 1122 3 Street Se, Calgary

MLS® #A2252938

\$295,000

1 Bedroom, 1.00 Bathroom, 503 sqft

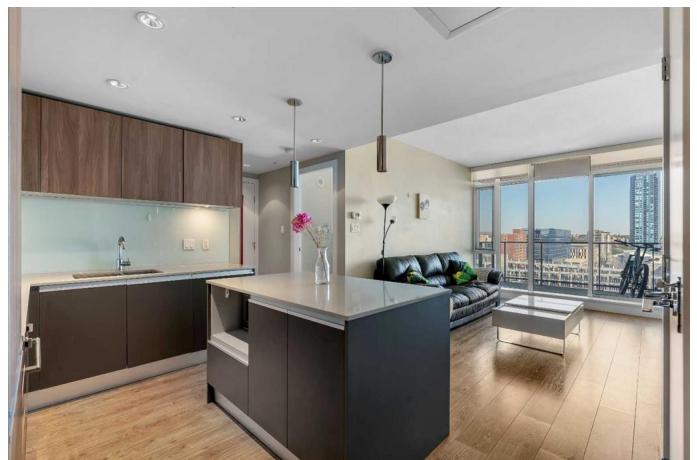
Residential on 0.00 Acres

Beltline, Calgary, Alberta

CALGARY'S TALLEST RESIDENTIAL TOWER | 1 BEDROOM WITH TITLED PARKING | CITY VIEWS | Located in the heart of the Beltline, this one bedroom residence in The Guardian offers sleek modern living with panoramic city views to the North and West (not facing the other tower). The open concept layout is smartly designed with floor to ceiling windows that flood the space with natural light and connect to a private balcony perfect for morning coffee or evening sunsets. The kitchen is finished with quartz counters, glass tile backsplash, and integrated appliances for a clean contemporary look, while the living and dining area flow seamlessly for everyday living. The bedroom includes a generous closet and the four piece bathroom is finished with modern fixtures and tile. In suite laundry and a titled underground parking stall provide everyday convenience. Residents of The Guardian enjoy premium amenities including a fully equipped fitness centre, social lounge with kitchen, party and recreation rooms, workshop, and concierge with 24 hour security. Just steps to Stampede Park, the BMO Centre, C Train, restaurants, shops, and entertainment, this home is ideal for first time buyers, young professionals, or investors looking for a prime downtown location.

Built in 2015

Essential Information



MLS® #	A2252938
Price	\$295,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	503
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1501, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Trash
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	45
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX House of 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.