

# \$489,900 - 2307, 1122 3 Street Se, Calgary

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MLS® #A2212897

**\$489,900**

2 Bedroom, 2.00 Bathroom, 833 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

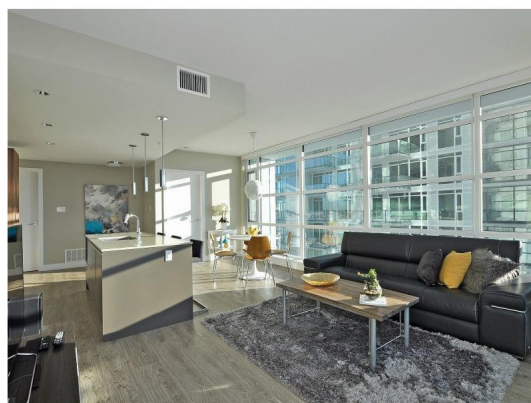
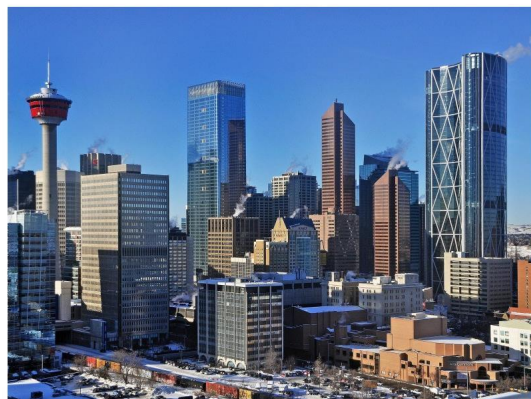
Spectacular SW corner unit in the Guardian offering the best of convenience & breathtaking views. With over 830 sq. ft. this immaculate 2 bdrm, 2 bath condo offers expansive floor to ceiling windows flooding the space with natural light & showcasing panoramic views of the City Skyline & the Rocky Mountains. 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® #                    A2212897

Price                     \$489,900



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, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Electric Cooktop, Garburator
Heating	Natural Gas, Fan Coil
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	April 17th, 2025
Days on Market	60
Zoning	DC

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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