

\$435,000 - 2702, 1122 3 Street Se, Calgary

MLS® #A2243796

\$435,000

2 Bedroom, 2.00 Bathroom, 742 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

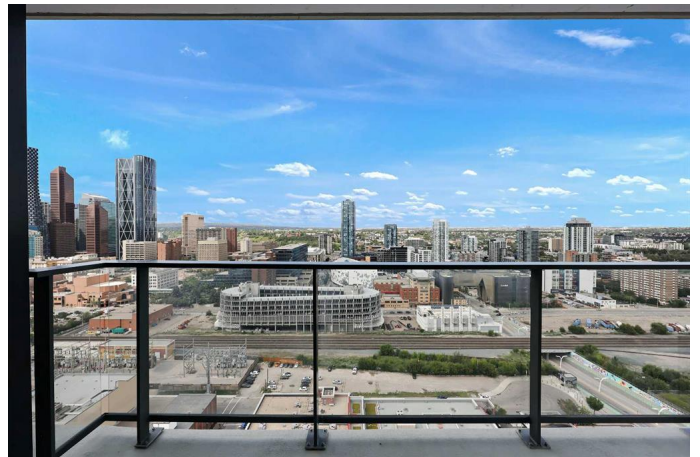
Experience elevated living in this spectacular 2-bedroom, 2-bathroom corner unit located on the 27th floor of The Guardianâ€™s Calgaryâ€™s tallest residential tower. Perfectly positioned in the vibrant and historic community of Victoria Park, youâ€™re just steps from the Saddledome, Stampede Park, Studio Bell, the new Central Library, and the best of downtown living.

This luxury condo offers unbeatable panoramic views of downtown Calgary, the Bow River, East Village, and Stampede Park through floor-to-ceiling windows that flood the space with natural light. The open-concept living and dining area is perfect for entertaining, while the custom Italian Armony Cucine kitchen showcases sleek quartz countertops, a full-height glass backsplash, and high-end stainless-steel appliances.

The dreamy primary suite features custom-built-in closets, stunning city and river views, and a spa-like 4-piece ensuite. A custom-built-in second spacious bedroom, full guest bathroom, and in-suite laundry complete the thoughtfully designed layout.

Additional highlights include luxury finishings throughout, an oversized balcony, titled underground parking, and a separate storage locker. Residents enjoy access to exceptional amenities: a fully equipped fitness facility, yoga studio, social lounge with outdoor terrace, workshop, and the peace of mind of full-time concierge and security.

Whether you're a professional, an investor, or



someone who appreciates style and convenience, this is downtown Calgary living at its absolute finest.

Built in 2015

Essential Information

MLS® #	A2243796
Price	\$435,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	742
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2702, 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, Secured Parking, Snow Removal, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven

Heating	Fan Coil
Cooling	Central Air
# of Stories	42

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stone

Additional Information

Date Listed	July 28th, 2025
Days on Market	31
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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