

\$259,900 - 1303, 1122 3 Street Se, Calgary

MLS® #A2198554

\$259,900

1 Bedroom, 1.00 Bathroom, 392 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your new urban oasis! This beautifully designed 1-bedroom, 1-bathroom apartment on the 13th floor offers breathtaking views of the city and Stampede grounds.

Enjoy the convenience of a short walk to downtown, East Village, LRT (in the free zone), +15 walkway, and a plethora of coffee shops, restaurants, and Sunterra! Located in the highly sought-after Guardian concrete building, residents enjoy access to fantastic amenities, including a fully-equipped gym, yoga studio, garden terrace, workshop, bike storage, concierge service, and an owners' lounge. Key Features:

Modern Kitchen: High-end appliances, paneled fridge and dishwasher, quartz countertops, garburator, central island, and upgraded backsplash make this kitchen a chef's dream. **Stylish Living Space:** Gorgeous vinyl plank flooring throughout, with tile accents in the bathroom. Enjoy relaxing in the bright and inviting living room, perfect for watching Stampede fireworks! **Luxurious Bathroom:** Features a 4-piece layout with quartz counter, dual-flush toilet, soaker tub, and full tile surround. **Outdoor Retreat:** A huge balcony offers the perfect spot for morning coffee or evening relaxation.

Additional Perks: The unit comes with a separate storage locker, walk-in closet, and in-suite stacked laundry for your convenience. Condo fees include heat and water, ensuring a hassle-free living experience.



Donâ€™t miss out on this opportunity to live in a prime location with stunning views and unparalleled amenities. Schedule your private viewing today!

Built in 2015

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2198554 |
| Price | \$259,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 392 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 1303, 1122 3 Street Se |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 1H7 |

Amenities

| | |
|-----------|---|
| Amenities | Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking, Workshop |
| Parking | None |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Vinyl Windows |
| Appliances | Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |

| | |
|--------------|-----------------------|
| Heating | Fan Coil, Natural Gas |
| Cooling | Central Air |
| # of Stories | 41 |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction | Concrete, Stucco |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 2nd, 2025 |
| Days on Market | 49 |
| Zoning | DC |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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