

1403, 1122 3 Street SE
Calgary, Alberta

MLS # A2288168



\$231,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 392 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | None | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------------------|-------------------|-----------------|
| Heating: | Central, Fan Coil | Water: | - |
| Floors: | Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 366 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Kitchen Island | | |

Inclusions: .

/// BEST PRICED 1 BEDROOM UNIT IN THE GUARDIAN \\\ Beautifully finished and flooded with natural light, this executive 1-bedroom condo offers refined urban living in the heart of Calgary's ever-evolving Culture & Entertainment District. Perfectly positioned just minutes from the Bow River pathways, Stampede Grounds, Scotiabank Saddledome, the state-of-the-art BMO Convention Centre, the upcoming entertainment district, C-Train access, and some of the city's best restaurants and nightlife. Inside, the open-concept layout is enhanced by light oak hardwood flooring and a stunning L-shaped, European-inspired kitchen. Featuring sleek Italian cabinetry, quartz countertops, a contemporary glass backsplash, stainless steel appliances, and a thoughtfully integrated center island with hidden microwave and added storage, the space is as functional as it is stylish—ideal for both everyday living and entertaining. The living room is a true retreat, highlighted by floor-to-ceiling, wall-to-wall windows that showcase sweeping views of Scotsman Hill and the Bow River Valley. Natural light pours in, creating an airy feel that exceeds the unit's footprint. A sliding glass door opens to the oversized balcony, perfect for morning coffee at sunrise or shaded summer evenings with friends, offering seamless indoor-outdoor living. The private bedroom features a generous walk-in closet with custom organizers. Additional highlights include updated modern lighting and plumbing fixtures, a stylish 4-piece bathroom, and a spacious laundry room with stacked washer and dryer, plus extra storage and hanging space. A large, separate storage locker (approximately 3' x 6' x 7') is included. Parking is available for rent at \$150 + GST per month, with multiple rental opportunities typically advertised by owners within the building. The Guardian is a fully

air-conditioned, professionally managed tower offering daily concierge service and unbeatable access to downtown amenities, including East Village, Eau Claire, shopping, cafés, and entertainment. With condo fees of just \$365/month, this is an outstanding opportunity to invest in one of Calgary’s most exciting and rapidly growing neighborhoods—or to stop renting and step into homeownership in a premier building. Book your private showing today