587-899-3773
justin@realtyaces.ca

2703, 1122 3 Street SE
Calgary, Alberta

MLS # A2321150

$265,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	400 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	1	**Baths:**	1
Garage:	Garage Door Opener, Gated, Heated Garage, Owned, Parkade, Titled, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt/Gravel, Membrane	**Condo Fee:**	$ 428
Basement:	-	**LLD:**	-
Exterior:	Aluminum Siding , Concrete, Metal Frame, Metal Siding	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to The Guardian – Calgary’s tallest residential tower, located in the vibrant Beltline community. This 1-bed, 1-bath east-facing unit offers unobstructed morning sun and spectacular city views from the 27th floor through floor-to-ceiling windows. Recent upgrades include new luxury vinyl plank flooring throughout, fresh paint, and modern light fixtures, creating a bright and inviting atmosphere. The sleek Italian-designed kitchen features high-gloss cabinetry, quartz countertops, and a full suite of modern built-in appliances by Blomberg, Faber, and AEG. Enjoy coffee and sunrises on your private oversized balcony (150sqft), or wind down in the cozy living area that flows seamlessly from the kitchen. The spacious bedroom includes a walk-in closet with sliding doors for optimal light and space. Extras: In-suite laundry, 1 titled underground parking stall, and a separate storage locker. Building amenities include a fully-equipped gym, Residents' Lounge, and an outdoor terrace for group barbeques. The Guardian offers concierge and onsite security personnel overnight, professional management, and a low-maintenance lifestyle with condo fees covering water, sewer, snow removal, and more. Unbeatable location: Steps to Stampede Park, Saddledome, BMO Centre, Sunterra Market, Village Ice Cream, and some of Calgary’s best restaurants and cafes. Walk to Elbow River pathways, Central Memorial Park, or catch the C-Train at Victoria Park/Stampede Station (5 min walk) for easy downtown access. Quick access to Macleod Trail, 17th Ave, and Deerfoot Trail ensures effortless commuting. Whether you're a first-time buyer, investor, or looking for a stylish downtown pied-à-terre, this move-in-ready unit delivers value, convenience, and elevated urban living.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.