

# \$309,900 - 2208, 1122 3 Street Se, Calgary

MLS® #A2263715

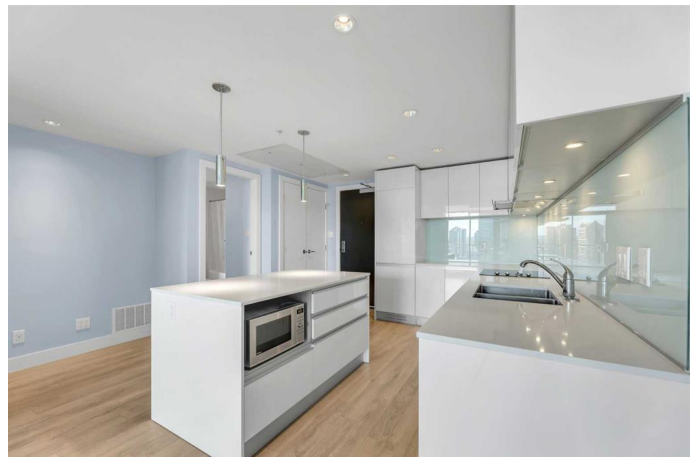
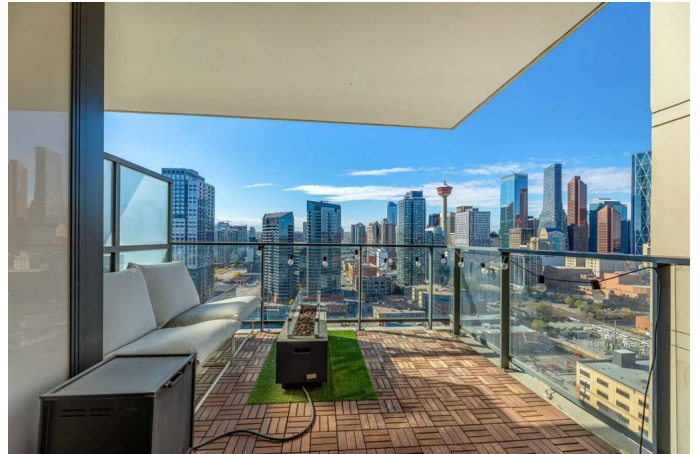
**\$309,900**

1 Bedroom, 1.00 Bathroom, 519 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian, one of Calgary's premier high-rise addresses in the heart of the Beltline — where modern design meets unbeatable downtown convenience. This bright and stylish 1-bedroom, 1-bathroom condo offers over 500 sq. ft. of well-planned living space, ideal for young professionals, first-time buyers, or anyone who loves being close to the action. Step inside and you'll find an open-concept layout with sleek laminate flooring, a bright neutral palette, and floor-to-ceiling windows that frame incredible views of the downtown skyline and Stampede Park. The kitchen features designer white cabinetry, quartz countertops, stainless steel appliances, and a central island that's perfect for casual dining or entertaining friends. The living area flows easily out to a private balcony with a gas line for BBQs — the perfect spot to unwind and take in those big-city views. The bedroom is spacious and filled with natural light, complete with a walk-through closet and easy access to a stylish 4-piece bathroom. In-suite laundry and titled underground parking add everyday convenience. Living at The Guardian means more than just a great condo — it's a lifestyle. Enjoy top-notch building amenities including a state-of-the-art fitness centre, owner's lounge and social room, concierge service, workshop, and secure bike storage. Whether you're hosting friends in the lounge, getting a workout in before work,



or heading out to explore, everything you need is right here. If youâ€™re looking for a well-designed condo in a building that offers it all â€“ from unbeatable amenities to one of the best downtown locations â€“ The Guardian delivers. Steps from the Stampede, Saddledome, 17th Ave, and the cityâ€™s best dining and entertainment, this is urban living done right. Schedule your private showing today and experience it for yourself.

Built in 2015

**Essential Information**

MLS® #	A2263715
Price	\$309,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	519
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2208, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

**Amenities**

Amenities	Fitness Center, Party Room, Secured Parking, Recreation Facilities, Recreation Room
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground

## Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
# of Stories	42

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Composite Siding, Concrete, Metal Siding

## Additional Information

Date Listed	October 10th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX First
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