

# \$362,500 - 3401, 1122 3 Street Se, Calgary

MLS® #A2189046

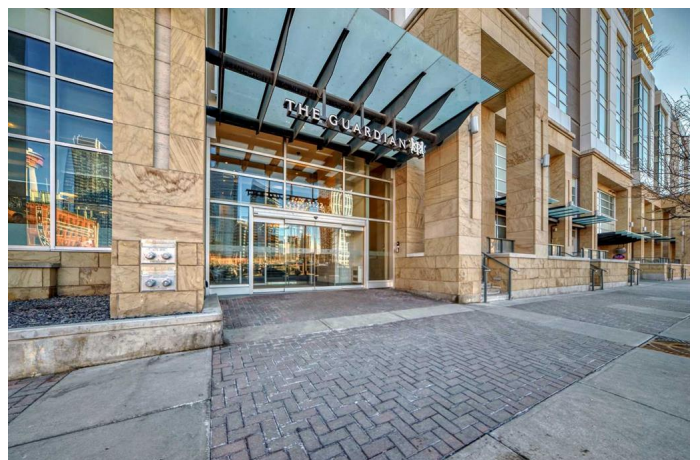
**\$362,500**

1 Bedroom, 1.00 Bathroom, 502 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Enjoy a luxury lifestyle in this modern & elegant 1 bedroom + full bathroom unit situated high up on the 34th floor of the Guardian North Tower. This condo has everything you need and is located in the heart of Calgary's Beltline - vibrant culture and entertainment district. You & your guests can enjoy panoramic unobstructed views of the Calgary Tower & downtown Calgary skyline from your North facing patio perfect for lounging, outdoor dining and entertaining. This unit offers 9' + ceilings, upscale, stylish finishes and a neutral color palette throughout. The gourmet kitchen is a chef's dream offering an island/breakfast bar, quartz countertops and lots of Italian Armony-Cucine cabinets. Enjoy the state-of-the-art fitness center located on the 6th floor. The residents club and large outdoor garden terrace located on the 7th floor which provides residents with a large area to relax or entertain. The Guardian offers 24-hour concierge and security services adding a layer of comfort & security to your lock & go lifestyle. Laundry & storage is located in the unit. Window coverings included. A titled parking stall #450 is located on P3 of the heated, secure underground parkade. ZCREW CAFE, a brunch / coffee shop is located in the building. Enjoy the convenience of shops, restaurants, Cowboys Casino, the new BMO event center & iconic Calgary Stampede grounds, new Calgary Flames arena (under construction), river paths to walk & bike, Pixel Park offering a dog park and



sports courts, the new Tesla supercharger station & LRT are moments away. Don't miss the opportunity to live in the prestigious and sought after tallest residential tower in Calgary.

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2189046    |
| Price          | \$362,500   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 502         |
| Acres          | 0.00        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3401, 1122 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H7                |

**Amenities**

|                |                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Visitor Parking, Party Room, Roof Deck, Recreation Room, Service Elevator(s), Trash, Workshop |
| Parking Spaces | 1                                                                                                                                                            |
| Parking        | Titled, Underground, Garage Door Opener, Parkade, Secured                                                                                                    |
| # of Garages   | 1                                                                                                                                                            |

**Interior**

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Quartz Counters                                                                                                                                |
| Appliances        | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Window Coverings, Electric Cooktop, Washer/Dryer Stacked |
| Heating           | Fan Coil                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                   |
| # of Stories      | 44                                                                                                                                                                            |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Uncovered Courtyard |
| Lot Description   | Views                        |
| Construction      | Concrete                     |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 99                 |
| Zoning         | DC                 |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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