

# \$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.



Don'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, Secured Parking, Trash, Visitor Parking, Party Room, Storage, Workshop |
| Parking   | None  |

### Interior

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

|              |                       |
|--------------|-----------------------|
| 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 | 63              |
| Zoning         | DC              |

## Listing Details

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

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