

# \$445,000 - 2804, 1122 3 Street Se, Calgary

MLS® #A2188096

**\$445,000**

2 Bedroom, 2.00 Bathroom, 741 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

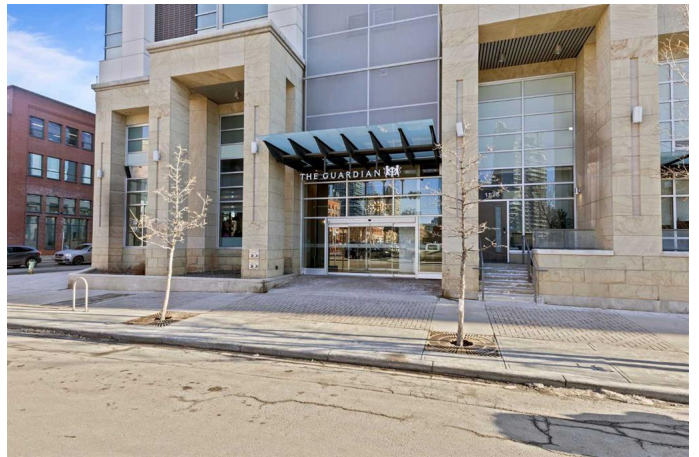
This stunning 2-bedroom, 2-bathroom CORNER UNIT is located on the 28th floor of the beautiful high-rise North Guardian building. The views are absolutely breathtaking from its floor-to-ceiling windows and private balcony. It is perfectly positioned just steps from all the best that downtown has to offer, including award-winning restaurants, nightlife, the Bow River, cultural attractions like Studio Bell, the Stampede Grounds, East Village and 17th Avenue. Enjoy incredible firework displays right from your own balcony! The condo features sleek quartz countertops, stainless steel appliances, and an open-concept living space ideal for both relaxing and entertaining. Other amenities include in-suite laundry, underground heated parking with a titled tandem stall, and access to a state-of-the-art fitness center, yoga room, lounge/party room, and a garden terrace. Residents also enjoy 24-hour security, concierge service for all your package deliveries, and additional facilities like a workshop. With convenient access to the CTrain, this home offers an unbeatable blend of luxury, comfort, and urban convenience. Don't miss this opportunity to live in luxury in this exceptional condo in an incredible inner-city location!

Built in 2015

## Essential Information

MLS® #

A2188096



Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	741
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	2804, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1H7

### **Amenities**

Amenities	Elevator(s), Fitness Center, Trash, Party Room, Secured Parking, Workshop
Parking Spaces	2
Parking	Tandem, Underground, Parkade

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

### **Exterior**

Exterior Features	Courtyard, Balcony
Construction	Concrete

### **Additional Information**

Date Listed	January 19th, 2025
Days on Market	94
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	CIR Realty
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