

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

MLS® #A2189046

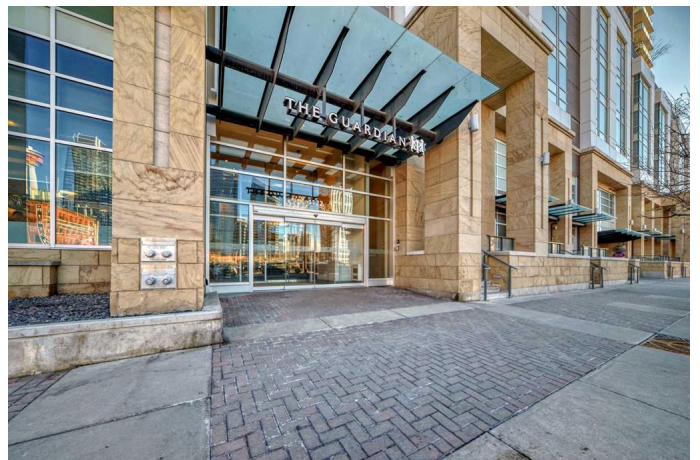
**\$362,500**

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

### Interior

Interior Features	Kitchen Island, Quartz Counters, Breakfast Bar
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Window Coverings, Central Air Conditioner, Built-In Refrigerator, 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	81
Zoning	DC

## Listing Details

Listing Office	Century 21 Bravo Realty
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