



**GRASSROOTS**  
REALTY GROUP

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2408, 1122 3 Street SE  
Calgary, Alberta

MLS # A2230775



**\$309,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	518 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Laminate, See Remarks, Stone	Sewer:	-
Roof:	Asphalt, Membrane	Condo Fee:	\$ 522
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: None

OPEN HOUSE | SUN. AUG. 10 | 2:00-4:00PM | Welcome to this sky-high luxury living at The Guardian&mdash; one of Calgary&rsquo;s tallest residential towers. This 24th-floor, west-facing 1-bedroom unit offers breathtaking, unobstructed views of the city skyline, the Bow River, and the Rocky Mountains. Framed by floor-to-ceiling windows, this sleek, modern home is packed with over \$10,000 in upgrades, including travertine-tiled bathroom floors and tub surround, custom closet built-ins, and designer lighting. The gourmet kitchen is a showpiece, featuring integrated Miele appliances, quartz countertops, soft-close Italian cabinetry, a stunning glass backsplash, and a built-in fridge&mdash;ideal for the stylish entertainer or aspiring chef. The spacious bedroom features a walk-through closet with built-in organizers and a cheater 4-piece ensuite with a deep soaker tub. Enjoy sunsets from your oversized balcony equipped with a gas BBQ hookup or explore the building&rsquo;s incredible amenities: a full fitness centre, yoga studio, social lounge with party room, expansive 7th-floor outdoor terrace, workshop, bike storage, concierge, and 24-hour security. Your heated, underground parking stall and assigned out-of-suite storage locker add everyday convenience. Located in the heart of Calgary&rsquo;s Beltline, you're just steps from Stampede Park, the future Event Centre, trendy cafes, craft breweries, off-leash dog parks, community sports courts, EV charging stations, and the Riverwalk. With excellent transit access via Victoria Park/Stampede C-Train Station and multiple bus routes, plus quick connections to Macleod Trail, Memorial Drive, and Deerfoot, this home delivers the perfect fusion of luxury, lifestyle, and location.