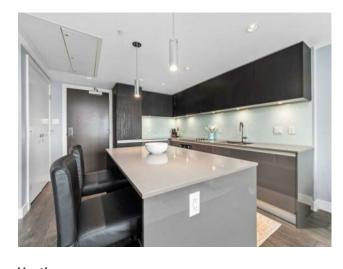


1-833-477-6687 aloha@grassrootsrealty.ca

## 2408, 1122 3 Street SE Calgary, Alberta

MLS # A2230775



\$309,900

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

**Heating:** Water: Fan Coil, Natural Gas Floors: Sewer: Laminate, See Remarks, Stone Roof: Condo Fee: \$ 522 Asphalt, Membrane **Basement:** LLD: Exterior: Zoning: Concrete, Metal Siding, Stone 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— one of Calgary'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—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'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'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.