



GRASSROOTS
REALTY GROUP

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1601, 1122 3 Street SE
Calgary, Alberta

MLS # A2235353



\$340,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	503 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 832
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (Pre 1p2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Welcome to The Guardian – Calgary’s Tallest Residential Tower, Ideally Located in the Heart of the Beltline. Experience elevated urban living in this modern, thoughtfully designed 1-bedroom, 1-bathroom unit in one of Calgary’s most iconic high-rises. With a smart layout and upscale finishes, this home is perfect for first-time buyers, professionals, or investors seeking a turnkey downtown lifestyle. Floor-to-ceiling windows flood the open-concept living space with natural light and showcase breathtaking views of the city skyline and Rocky Mountains. Step onto your private balcony to soak in the energy of downtown Calgary. The stylish kitchen features quartz countertops, a glass tile backsplash, and integrated appliances that maintain a sleek, seamless look. The spacious bedroom offers a large closet, and the 4-piece bathroom is finished with modern fixtures and clean design. Additional highlights include in-suite laundry, a titled underground parking stall, and access to premium amenities: a fully equipped fitness centre, elegant party room and lounge, hobby workshop, and 24-hour concierge and security. Just steps from Stampede Park, the BMO Centre, C-Train, and some of Calgary’s best dining and shopping, this location offers unparalleled convenience. Don’t miss your chance to own a piece of Calgary’s skyline at The Guardian.