



**GRASSROOTS**  
REALTY GROUP

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**2202, 1122 3 Street SE  
Calgary, Alberta**

**MLS # A2268846**



**\$409,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	736 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 654
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		
<b>Inclusions:</b>	N/A		

Welcome to The Guardian &ndash; Where Contemporary Design Meets Urban Sophistication. Perched on the 22nd floor and occupying the coveted northeast corner, this 2-bedroom, 2-bath residence offers panoramic views of downtown Calgary and the vibrant city skyline. Step inside to discover a sleek, European-inspired kitchen featuring integrated appliances, smooth-panel cabinetry, under-cabinet lighting, and a stylish central island that seamlessly connects to the open-concept living area. Expansive floor-to-ceiling windows flood the space with natural light, creating an airy, modern atmosphere ideal for both relaxing and entertaining. Both bedrooms are generously sized, including a primary suite with a 4-piece ensuite featuring a tub-shower combo. The second bedroom is served by a contemporary 3-piece bathroom with a walk-in glass shower. Additional highlights include in-suite laundry, a spacious balcony perfect for morning coffee or evening sunsets, titled underground parking, and assigned storage. As a resident of The Guardian, you'll enjoy access to exceptional amenities: a fully equipped fitness centre, yoga studio, resident lounge, games and social rooms, workshop, garden terrace, secure bike storage, and 24-hour concierge service for ultimate convenience and peace of mind. Ideally located just steps from the Saddledome, East Village, Central Library, Stampede Park, and Calgary's best dining, shopping, and entertainment &mdash; this is urban living at its finest. Book your private showing today and experience life at The Guardian.