



**GRASSROOTS**  
REALTY GROUP

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1502, 1122 3 Street SE  
Calgary, Alberta

MLS # A2276149



**\$379,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	736 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 717
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

Welcome to The Guardian, Calgary's tallest and one of its most sophisticated residential towers, where contemporary design meets vibrant urban living. This stunning corner unit offers 2 bedrooms and 2 bathrooms with a smart split-bedroom layout that maximizes privacy, along with floor-to-ceiling windows that frame breathtaking panoramic views of downtown, the river, East Village, and Stampede Park—often extending all the way to the mountains on a clear day. The open-concept living area is anchored by a sleek modern kitchen featuring quartz countertops, a large island with breakfast-bar seating, high-end stainless-steel appliances including an integrated refrigerator and concealed hood fan, and streamlined European-inspired cabinetry. The spacious primary bedroom includes a serene, spa-like ensuite, while the second bedroom enjoys its own private location at the front corner of the home—ideal for guests, roommates, or a home office. Everyday convenience is enhanced by in-suite laundry, titled underground parking, and a separate storage locker. Residents also enjoy exceptional building amenities including a fully equipped fitness centre, yoga studio, concierge service, social lounge, workshop, and a beautiful garden terrace with BBQ areas—perfect for relaxing or entertaining. Ideally located in the heart of historic Victoria Park, you're just steps from the Saddledome, Stampede Park, Studio Bell, the Central Library, C-Train access, river pathways, restaurants, cafés, and the city's best entertainment. This is elevated urban living at its finest.