



**3402, 1122 3 Street SE  
Calgary, Alberta**

**MLS # A2281543**



**\$399,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	786 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Gated, Guest, Heated Garage, Insulated, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Membrane	<b>Condo Fee:</b>	\$ 717
<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>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Experience elevated downtown living at The Guardian! Located on the 34th floor, this bright and beautifully designed 2-bedroom, 2-bath condo captures sweeping city views and a dynamic urban backdrop from one of Calgary's most recognizable high-rise communities. The open layout is anchored by a modern, European-style kitchen featuring integrated appliances, streamlined cabinetry, under-cabinet lighting, and a large island that naturally connects the kitchen, dining, and living spaces. Floor-to-ceiling windows bring in abundant natural light and showcase the cityscape, creating a welcoming environment ideal for both everyday living and entertaining. The primary bedroom offers a comfortable retreat with a private 4-piece ensuite, while the second bedroom is versatile and conveniently located near a sleek 3-piece bathroom with a walk-in glass shower—perfect for guests, roommates, or a home office. Additional conveniences include in-suite laundry, a private balcony with impressive views, titled underground parking, and assigned storage. Residents of The Guardian enjoy an outstanding selection of amenities, including a fully equipped fitness centre, yoga studio, social and games rooms, resident lounge, workshop, garden terrace, secure bike storage, and 24-hour concierge service. Positioned just steps from Stampede Park, the Saddledome, East Village, Central Library, and some of downtown Calgary's best restaurants, shops, and entertainment, this home offers a connected and effortless urban lifestyle. Don't miss the opportunity to own a high-level residence in one of the city's premier downtown location!