



**2308, 1122 3 Street SE
Calgary, Alberta**

MLS # A2288904



\$325,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	525 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 462
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

DOWNTOWN & MOUNTAIN VIEWS | HIGH FLOOR | BEST 1 Bed + 1 Bath Floor-Plan Available | Over 520 Sq. Ft. | Floor-to-Ceiling Windows | Titled Underground Parking | Premium Amenities | Prime Beltline Location | **Welcome to The Guardian, one of Calgary's most well located high-rises in the heart of the Beltline. This bright and efficiently designed 1-bedroom, 1-bathroom condo offers over 500 sq. ft. of modern living space, ideal for professionals, first-time buyers, or investors seeking exceptional downtown value. The open-concept layout features sleek laminate flooring and expansive floor-to-ceiling windows showcasing impressive skyline and Stampede Park views. The contemporary kitchen is finished with modern cabinetry, quartz countertops, stainless steel appliances, and a central island perfect for casual dining or entertaining. The living area extends to a private balcony with a gas BBQ line — an ideal space to relax and enjoy the city lights. The spacious bedroom offers abundant natural light, a walk-through closet, and convenient access to a modern 4-piece bath. In-suite laundry and titled underground parking add everyday ease. Residents of The Guardian enjoy exceptional amenities, including a fully equipped fitness center, owner's lounge and social room, concierge service, workshop, and secure bike storage. Located just steps from the Stampede Grounds, the Saddledome, 17th Ave, and Calgary's best dining and entertainment, and all of the future action downtown - this is refined urban living in an unbeatable location.