

\$719,000 - 3603, 1122 3 Street Se, Calgary

MLS® #A2260964

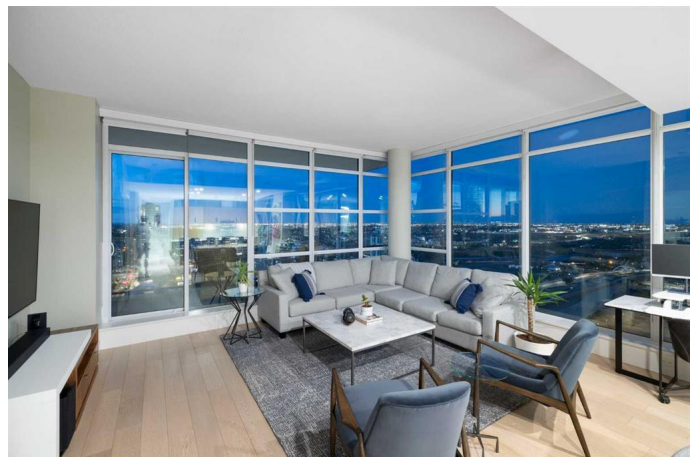
\$719,000

2 Bedroom, 3.00 Bathroom, 1,260 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

This beautiful, airy sub-penthouse in The Guardian North Tower welcomes you into a world of light and breathtaking views. Located on the 36th floor, this two-bedroom contemporary condo offers 1,260 sqft of refined urban living. The northeast corner location (one of only 4 units) on the 36th floor provides 270-degree views from the downtown skyline to the West, sweeping across to the North and wrapping all the way around to the East. Featuring floor to ceiling windows, 10-foot ceilings and terraces off the principal living spaces, the master bedroom, and the second bedroom. The main living area seamlessly flows with an open floorplan concept, and the bedrooms are ideally located for privacy and seclusion. Exceptional finishings such as engineered hardwood flooring, ceramic tiling, and blackout blinds offer comfort and luxury. Upgrades include an expansive pantry off the kitchen, and double blinds throughout offering either custom black-out or filtered light options. The living room affords downtown skyline views, and long-range views to the north and the east. Step onto the terrace through the patio doors and bring the stunning views into a spectacular perspective. Nestled between the living room and the kitchen, the dining room is elegant and offers spacious accommodation for a table of 8-10. The kitchen is a chef's dream with Italian Armony Cucine cabinetry, a full Miele appliance package, and a large full waterfall island with seating for 4-5. Quartz



counter-tops and a glass backsplash complete a stylish and beautiful kitchen that creates seamless entertaining and comfortable family living. Providing comfort with sophisticated style, the main living area and terrace are ideally suited for entertaining and modern living, all while enjoying unrivaled views, sunsets, and extraordinary downtown city lights. The primary bedroom is a tranquil retreat and offers outstanding city views, a 5-piece ensuite with double vanity, quartz countertops, and an upgraded, customized large walk-in closet. The second bedroom is optimally located on the opposite side of the floor plan and has its own 4-piece ensuite with quartz counter-tops. This bedroom also has two closet spaces with built-ins and its own private terrace with stunning east and north views, ensuring privacy and comfort for guests or family members. In-suite stacked laundry and an expansive pantry, and elegant powder room round out the living space. This unit comes with two side-by-side titled parking stalls in the underground heated parkade, in a coveted location directly opposite to elevator access. It also has an assigned storage locker, and all the amenities of The Guardian. Full-service amenities include a concierge, security, a state-of-the-art fitness facility, Residents Club, and outdoor garden terrace. Experience the convenience and excitement of living just steps away from shopping, restaurants, the new BMO Event Centre, and Pixel Park offering a dog park and sports courts, and the new Scotia Place

Built in 2015

Essential Information

MLS® #	A2260964
Price	\$719,000
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3603, 1122 3 Street Se
Community	Beltline
Condo	The Guardian
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Garbage Chute, Party Room, Secured Parking, Snow Removal, Storage, Visitor Parking, Service Elevator(s)
Parking Spaces	2
Parking	Heated Garage, Parkade, Stall, Titled, Underground
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	22
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Sotheby's International Realty Canada
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