

\$309,900 - 2208, 1122 3 Street Se, Calgary

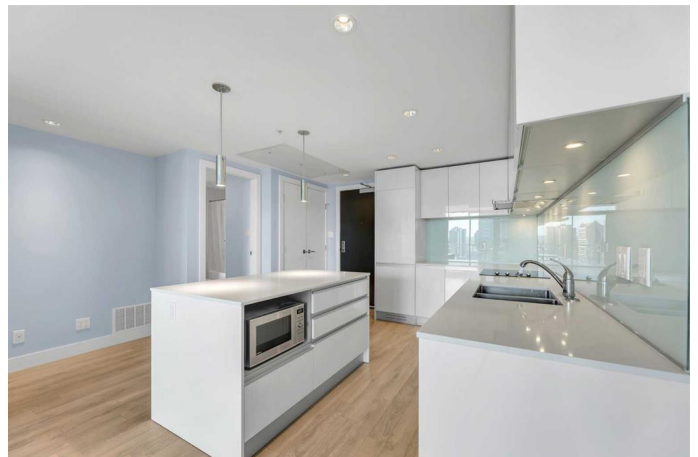
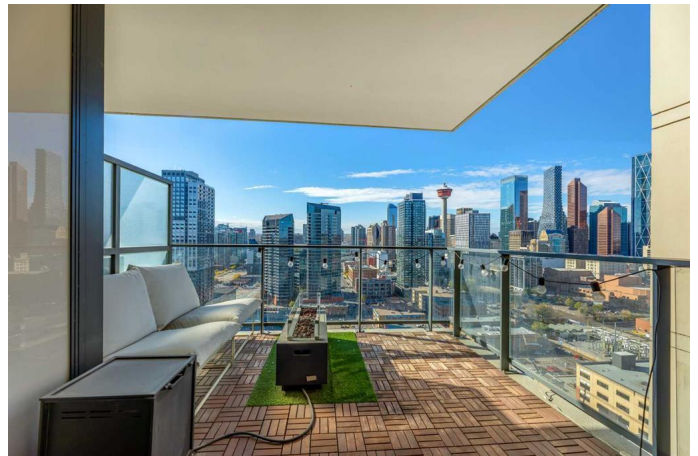
MLS® #A2263715

\$309,900

1 Bedroom, 1.00 Bathroom, 519 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian, one of Calgary's premier high-rise addresses in the heart of the Beltline — where modern design meets unbeatable downtown convenience. This bright and stylish 1-bedroom, 1-bathroom condo offers over 500 sq. ft. of well-planned living space, ideal for young professionals, first-time buyers, or anyone who loves being close to the action. Step inside and you'll find an open-concept layout with sleek laminate flooring, a bright neutral palette, and floor-to-ceiling windows that frame incredible views of the downtown skyline and Stampede Park. The kitchen features designer white cabinetry, quartz countertops, stainless steel appliances, and a central island that's perfect for casual dining or entertaining friends. The living area flows easily out to a private balcony with a gas line for BBQs — the perfect spot to unwind and take in those big-city views. The bedroom is spacious and filled with natural light, complete with a walk-through closet and easy access to a stylish 4-piece bathroom. In-suite laundry and titled underground parking add everyday convenience. Living at The Guardian means more than just a great condo — it's a lifestyle. Enjoy top-notch building amenities including a state-of-the-art fitness centre, owner's lounge and social room, concierge service, workshop, and secure bike storage. Whether you're hosting friends in the lounge, getting a workout in before work,



or heading out to explore, everything you need is right here. If youâ€™re looking for a well-designed condo in a building that offers it all â€“ from unbeatable amenities to one of the best downtown locations â€“ The Guardian delivers. Steps from the Stampede, Saddledome, 17th Ave, and the cityâ€™s best dining and entertainment, this is urban living done right. Schedule your private showing today and experience it for yourself.

Built in 2015

Essential Information

MLS® #	A2263715
Price	\$309,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	519
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2208, 1122 3 Street Se
Community	Beltline
Condo	The Guardian
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

Amenities

Amenities	Fitness Center, Party Room, Secured Parking, Recreation Facilities, Recreation Room
Parking Spaces	1

Parking	Heated Garage, Parkade, Stall, Titled, Underground
---------	--

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)
-------------------	--

Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop
------------	---

Heating	Forced Air
---------	------------

Cooling	Central Air
---------	-------------

# of Stories	42
--------------	----

Exterior

Exterior Features	Balcony, Courtyard
-------------------	--------------------

Construction	Brick, Composite Siding, Concrete, Metal Siding
--------------	---

Additional Information

Date Listed	October 10th, 2025
-------------	--------------------

Days on Market	5
----------------	---

Zoning	DC (pre 1P2007)
--------	-----------------

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.