

\$419,000 - 2702, 1122 3 Street Se, Calgary

MLS® #A2243796

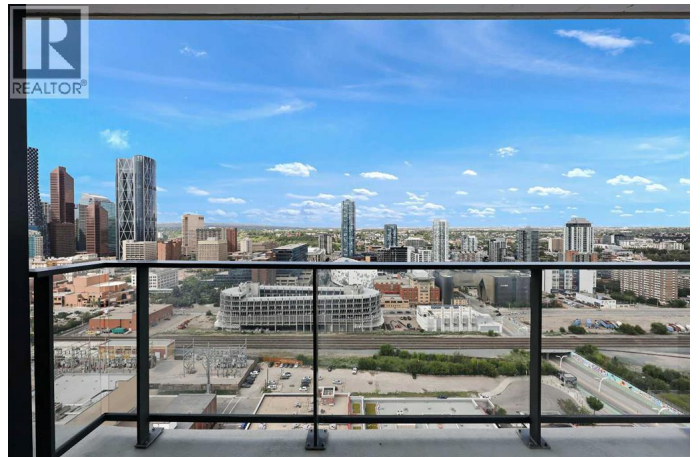
\$419,000

2 Bedroom, 2.00 Bathroom, 742 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Experience elevated living in this spectacular 2-bedroom, 2-bathroom corner unit located on the 27th floor of The Guardian® Calgary's tallest residential tower. Perfectly positioned in the vibrant and historic community of Victoria Park, you're just steps from the Saddledome, Stampede Park, Studio Bell, the new Central Library, and the best of downtown living. This luxury condo offers unbeatable panoramic views of downtown Calgary, the Bow River, East Village, and Stampede Park through floor-to-ceiling windows that flood the space with natural light. The open-concept living and dining area is perfect for entertaining, while the custom Italian Armony Cucine kitchen showcases sleek quartz countertops, a full-height glass backsplash, and high-end stainless-steel appliances. The dreamy primary suite features custom-built-in closets, stunning city and river views, and a spa-like 4-piece ensuite. A custom-built-in second spacious bedroom, full guest bathroom, and in-suite laundry complete the thoughtfully designed layout. Additional highlights include luxury finishings throughout, an oversized balcony, titled underground parking, and a separate storage locker. Residents enjoy access to exceptional amenities: a fully equipped fitness facility, yoga studio, social lounge with outdoor terrace, workshop, and the peace of mind of full-time concierge and security. Whether you're a professional, an investor, or someone who appreciates style and convenience, this is



downtown Calgary living at its absolute finest.
(id:6289)

Built in 2015

Essential Information

Listing #	A2243796
Price	\$419,000
Bedrooms	2
Bathrooms	2.00
Square Footage	742
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2702, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2G1H7

Amenities

Amenities	Park, Playground, Recreation Nearby, Shopping, Exercise Centre, Party Room
Features	PVC window, No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Oven - Electric, Cooktop - Electric, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings
Cooling	Central air conditioning
# of Stories	42

Exterior

Exterior	Brick, Concrete, Stone
Construction	Poured concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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