

\$242,500 - 2003, 1122 3 Street Se, Calgary

MLS® #A2255616

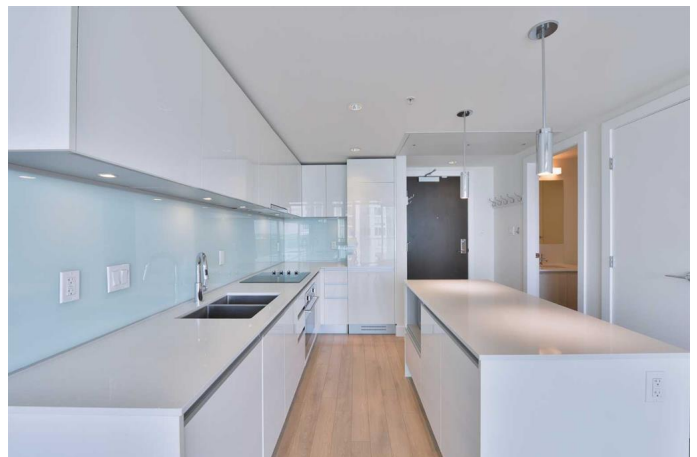
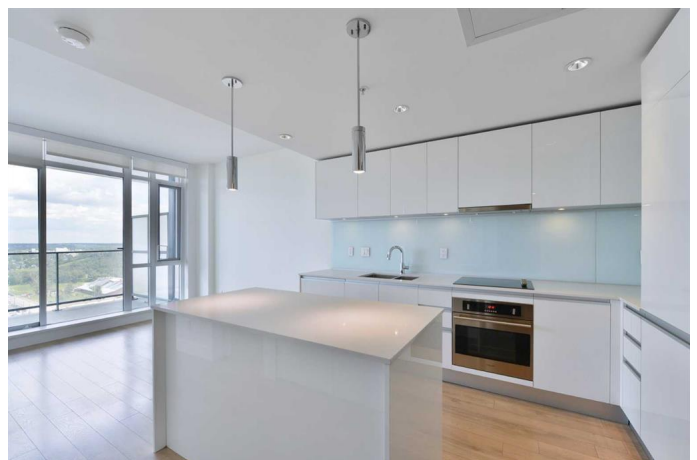
\$242,500

1 Bedroom, 1.00 Bathroom, 391 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this immaculate 1-bedroom executive condo, ideally located in the heart of Calgary's vibrant entertainment district. With a sleek, modern design and thoughtful details throughout, this home is perfect for those who crave urban living with comfort and style. The open floor plan is anchored by light oak hardwood floors and a beautifully appointed European-inspired kitchen. Featuring sleek Italian cabinetry, quartz countertops, a contemporary glass backsplash, and stainless steel appliances, this kitchen offers both form and function. Whether you're prepping a weeknight meal or entertaining guests, the ample counter space and storage will inspire your inner chef. The living room is a serene and quiet retreat, ideal for unwinding at the end of the day. Floor-to-ceiling windows frame panoramic views of Scotsman Hill and the Bow River Valley, filling the space with natural light. The private bedroom offers a cozy sanctuary, complete with a generous walk-in closet. Just off the kitchen, you'll find a stylish 4-piece bathroom and a dedicated laundry room with a stacked washer/dryer, as well as additional storage and hanging space. Enjoy warm evenings on your large, private balcony, or take full advantage of the building's premium location and amenities. The Guardian is a fully air-conditioned, professionally managed tower offering daily concierge service. It's just steps from the Bow River Pathway, East Village, Eau Claire, and only



two blocks from the LRT. Shopping, restaurants, and caf  s are all within easy reach. If you're looking for the ultimate downtown lifestyle, this is the one. Book your showing today.

Built in 2016

Essential Information

MLS�� #	A2255616
Price	\$242,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	391
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2003, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

Amenities

Amenities	Fitness Center, Parking, Secured Parking, Snow Removal, Trash, Visitor Parking, Party Room
Parking	None

Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop

Heating	Fan Coil
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Siding

Additional Information

Date Listed	September 9th, 2025
Days on Market	9
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.