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2208, 1122 3 Street SE Calgary, Alberta

MLS # A2263715



\$309,900

Division: Beltline Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 519 sq.ft. Age: 2015 (10 yrs old) **Beds:** Baths: Garage: Heated Garage, Parkade, Stall, Titled, Underground Lot Size: Lot Feat:

Heating: Water: Forced Air Floors: Sewer: Ceramic Tile, Laminate Roof: Condo Fee: \$ 504 **Basement:** LLD: Exterior: Zoning: Brick, Composite Siding, Concrete, Metal Siding DC (pre 1P2007) Foundation: **Utilities:**

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

Inclusions: N/A

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 you're looking for a well-designed condo in a building that offers it all — from unbeatable amenities to one of the best downtown locations — The Guardian delivers. Steps from the Stampede, Saddledome, 17th Ave, and the city's best dining and entertainment, this is urban living done right. Schedule your

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private showing today and experience it for yourself.