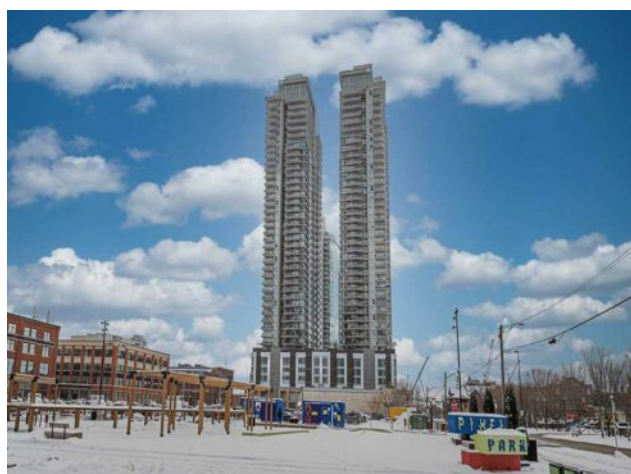


2203, 1122 3 Street SE  
Calgary, Alberta

MLS # A2273431



## \$254,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 401 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                    |                   |                 |
|--------------------|--------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil                                                           | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Laminate                                             | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                  | <b>Condo Fee:</b> | \$ 366          |
| <b>Basement:</b>   | -                                                                  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete                                                    | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) |                   |                 |

**Inclusions:** N/A

Welcome to The Guardian, Calgary's landmark high-rise where modern design meets urban convenience! This beautifully maintained 1-bedroom condo offers functional living with a west-facing exposure, bringing in warm afternoon light and views of the vibrant Beltline community. The open-concept layout is smartly designed, featuring floor-to-ceiling windows, a contemporary colour palette, and a highly efficient use of space. The modern kitchen includes built-in appliances—refrigerator, oven, electric cooktop, dishwasher, and garburator—along with a central kitchen island perfect for dining and meal prep. The bedroom is thoughtfully separated and includes a walk-in closet, while the in-unit laundry, central A/C, and laminate + tile flooring ensure everyday comfort. This home has been kept in excellent condition and is a no-smoking, no-animal property. Enjoy the private balcony overlooking the peaceful courtyard—ideal for relaxing after a long day.