

# \$449,900 - 2907, 1122 3 Street Se, Calgary

MLS® #A2246595

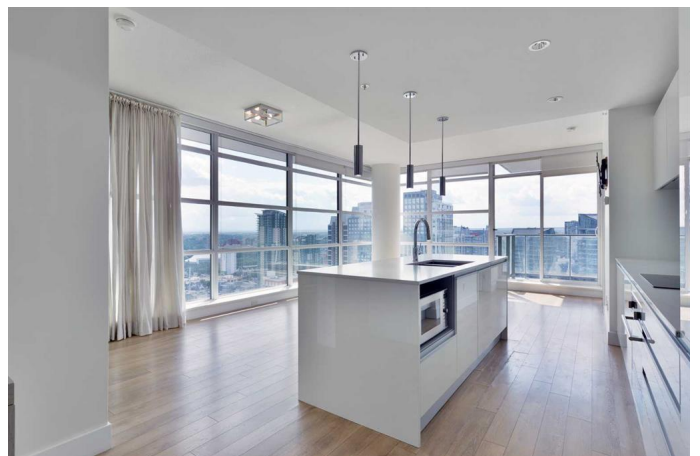
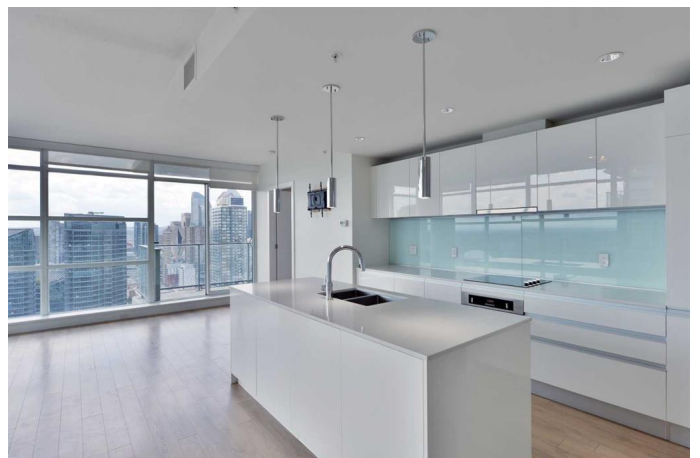
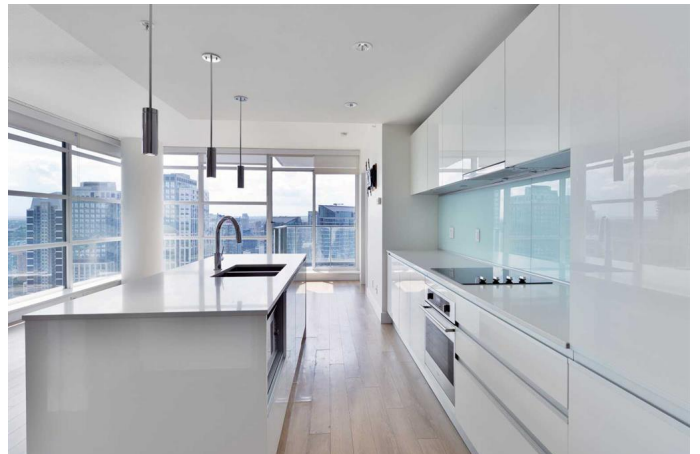
**\$449,900**

2 Bedroom, 2.00 Bathroom, 817 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this immaculate 2-bedroom, 2-bathroom southwest corner unit on the 29th floor, perfectly positioned in the heart of Calgary's vibrant entertainment district. With breathtaking views of the downtown skyline and sweeping west to the mountains, this executive condo offers style, comfort, and an unbeatable location. Designed for modern living, this spacious home features light oak hardwood flooring and an open-concept layout that's both functional and inviting. The European-inspired kitchen is a showstopper, showcasing sleek Italian cabinetry, quartz countertops, a contemporary glass backsplash, and stainless steel appliances. Whether you're cooking for one or entertaining a crowd, the generous counter space and smart storage are sure to impress. The living room is a peaceful retreat, ideal for relaxing and recharging, while the dining area provides a welcoming space to gather with friends and family. Floor-to-ceiling windows flood the home with natural light and capture stunning panoramic views from every angle. The private primary suite offers a cozy sanctuary, complete with a custom closet and a stylish 4-piece ensuite. The second bedroom is just as versatile—perfect for guests, a home office, or a roommate. A second full bathroom and in-suite laundry add to the everyday convenience, while the included tandem parking stall and additional storage provide even more value. Step out onto your large west-facing balcony to enjoy golden hour



views and warm summer evenings, or take full advantage of everything The Guardian has to offer. This fully air-conditioned, professionally managed building includes daily concierge service and is just steps from the Bow River Pathway, East Village, Eau Claire, and the LRT. Trendy shops, restaurants, and caf  s are right outside your door. This is downtown living at its best. Don  t miss your chance  book your showing today!

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS   #        | A2246595          |
| Price          | \$449,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 817               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2907, 1122 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H7                |

**Amenities**

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                          |
| Parking        | Tandem, Titled, Underground                                                                |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, See Remarks                                                         |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer |
| Heating           | Fan Coil                                                                            |
| Cooling           | Central Air                                                                         |
| # of Stories      | 44                                                                                  |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Metal Siding |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 33               |
| Zoning         | DC (pre 1P2007)  |

**Listing Details**

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

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