

\$409,900 - 2202, 1122 3 Street Se, Calgary

MLS® #A2268846

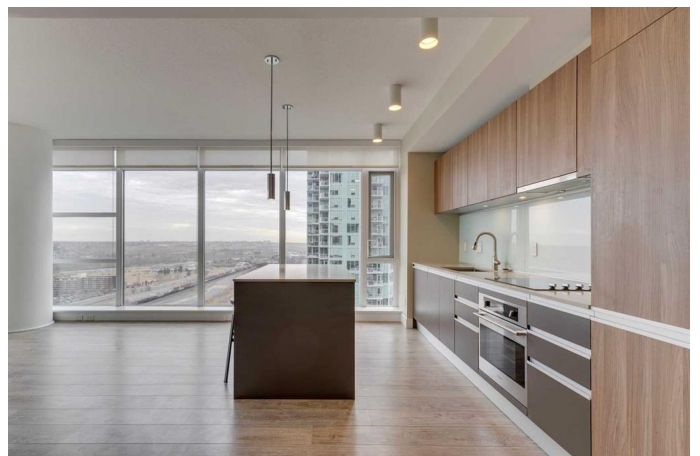
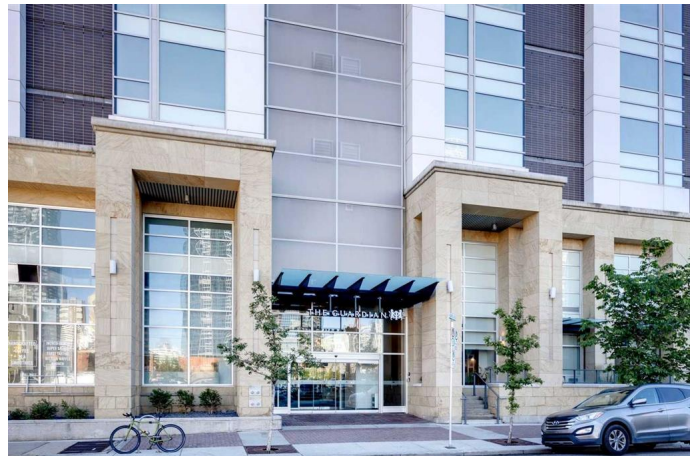
\$409,900

2 Bedroom, 2.00 Bathroom, 736 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian â€“ Where Contemporary Design Meets Urban Sophistication. Perched on the 22nd floor and occupying the coveted northeast corner, this 2-bedroom, 2-bath residence offers panoramic views of downtown Calgary and the vibrant city skyline. Step inside to discover a sleek, European-inspired kitchen featuring integrated appliances, smooth-panel cabinetry, under-cabinet lighting, and a stylish central island that seamlessly connects to the open-concept living area. Expansive floor-to-ceiling windows flood the space with natural light, creating an airy, modern atmosphere ideal for both relaxing and entertaining. Both bedrooms are generously sized, including a primary suite with a 4-piece ensuite featuring a tub-shower combo. The second bedroom is served by a contemporary 3-piece bathroom with a walk-in glass shower. Additional highlights include in-suite laundry, a spacious balcony perfect for morning coffee or evening sunsets, titled underground parking, and assigned storage. As a resident of The Guardian, youâ€™™ll enjoy access to exceptional amenities: a fully equipped fitness centre, yoga studio, resident lounge, games and social rooms, workshop, garden terrace, secure bike storage, and 24-hour concierge service for ultimate convenience and peace of mind. Ideally located just steps from the Saddledome, East Village, Central Library, Stampede Park, and Calgaryâ€™™s best dining, shopping, and entertainment â€” this is



urban living at its finest. Book your private showing today and experience life at The Guardian.

Built in 2015

Essential Information

MLS® #	A2268846
Price	\$409,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	736
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2202, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Workshop
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fan Coil, Natural Gas

Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Brick, Concrete, Stone

Additional Information

Date Listed	November 6th, 2025
Days on Market	13
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
----------------	------------

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.