

\$530,000 - 3509, 1122 3 Street Se, Calgary

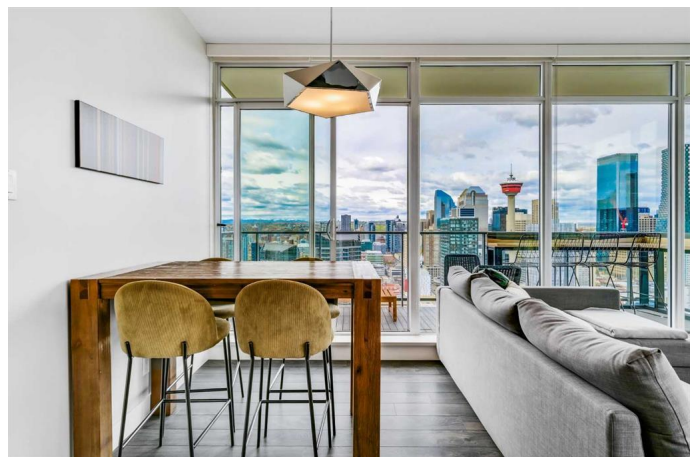
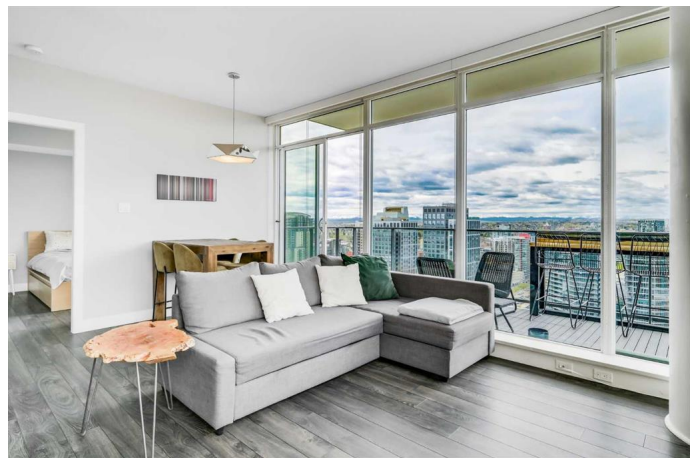
MLS® #A2193186

\$530,000

2 Bedroom, 2.00 Bathroom, 909 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

***** SUNSET OPEN HOUSE SATURDAY MARCH 15TH, 4PM - 7PM *** INCREDIBLE SKYLINE & MOUNTAIN VIEWS - PRIME LOCATION - PRIVATE CORNER UNIT -** apartments like these do not come up often. Located on the 35th floor in The Guardian North Tower, enjoy expansive city and mountain views from almost every room. This is a great buy for the ultimate downtown lifestyle and future investment as it's perfectly located by the new upcoming event centre and Calgary's up and coming culture and entertainment district project. This project will consist of four million sqft of new mixed-use development. Book a showing with your favorite Realtor and see for yourself. This apartment offers 2 generous sized bedrooms, 2 full bathrooms, in-suite laundry, storage locker and a tandem parking stall for TWO vehicles. The neutral color scheme creates a bright and airy feel, while the floor-to-ceiling windows showcase the city's energy. Whether you're in your living room or on the large balcony, enjoy true privacy as there are no other apartment looking into your unit from the front or the side. The kitchen boasts quartz counter tops, a large island, top-of-the-line stainless steel appliances, and modern lighting and a ton of natural light. The building offers 24/7 concierge, a proper gym, and secure heated tandem parking for your vehicles. Sunterra Market and Superstore is close by for groceries, and ZCREW CafÃ© is right outside your door for your morning coffee fix. Plus, this



corner unit offers a front-row seat to the excitement of the Calgary Stampede every year. Don't miss your chance to have the best view an apartment has to offer. Book a showing with your favorite Realtor today!

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2193186 |
| Price | \$530,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 909 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 3509, 1122 3 Street Se |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 1H7 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking, Workshop |
| Parking Spaces | 2 |
| Parking | Heated Garage, Parkade, Secured, Stall, Tandem, Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, |

| | |
|--------------|---|
| | Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In |
| Heating | Natural Gas, Fan Coil |
| Cooling | Central Air |
| # of Stories | 44 |

Exterior

| | |
|-------------------|-------------------------------|
| Exterior Features | Lighting |
| Roof | Membrane |
| Construction | Concrete, Metal Siding, Stone |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 7th, 2025 |
| Days on Market | 35 |
| Zoning | DC |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.