

\$414,900 - 2304, 1122 3 Street, Calgary

MLS® #A2269149

\$414,900

2 Bedroom, 2.00 Bathroom, 756 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this luxurious 23rd floor CORNER UNIT in the prestigious Guardian North building of downtown Calgary. This exceptional residence offers PANORAMIC East River views and Stampede Grounds views from its TWO BALCONIES. The suite features two spacious bedrooms and two full bathrooms, including one ensuite. The gourmet kitchen features a LARGE QUARTZ ISLAND, high-end stainless steel appliances and built-in European-styled cabinetry. FLOOR-TO-CEILING windows surround the open-concept living room and dining area, enhancing the space with plenty of natural light. The unit also features one titled UNDERGROUND PARKING stall, IN-SUITE LAUNDRY, a separate storage locker, concierge services, and fantastic AMENITIES including a social lounge, garden terrace, gym with squat racks, and a well-equipped workshop. Located in the trendy neighbourhood of Victoria Park, you'll be steps away from ICONIC LANDMARKS including the Saddledome, Stampede Park, the National Music Centre, Calgary's renowned Central Library and BMO Centre. Embrace the epitome of urban living in this exquisite 2 bedroom unit that effortlessly combines luxury, comfort, and convenience! All furniture is negotiable.

Built in 2015

Essential Information



MLS® #	A2269149
Price	\$414,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	756
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2304, 1122 3 Street
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

Amenities

Amenities	Elevator(s), Secured Parking, Storage, Fitness Center, Party Room, Recreation Room, Workshop
Parking Spaces	1
Parking	Heated Garage, Parkade

Interior

Interior Features	Kitchen Island, See Remarks, Elevator
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	November 9th, 2025
Days on Market	9
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Grand 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.