

\$499,900 - 3509, 1122 3 Street Se, Calgary

MLS® #A2214929

\$499,900

2 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

*** OPEN HOUSE SATURDAY APRIL 26TH
1PM - 3PM *** 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® #	A2214929
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
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,

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

Exterior

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

Additional Information

Date Listed	April 25th, 2025
Days on Market	1
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.