

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

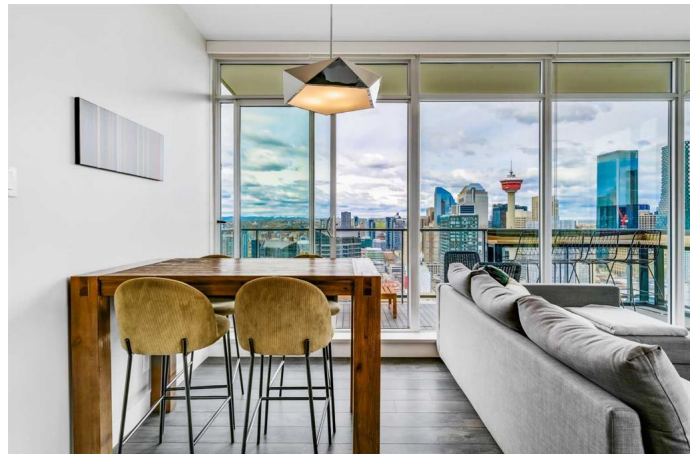
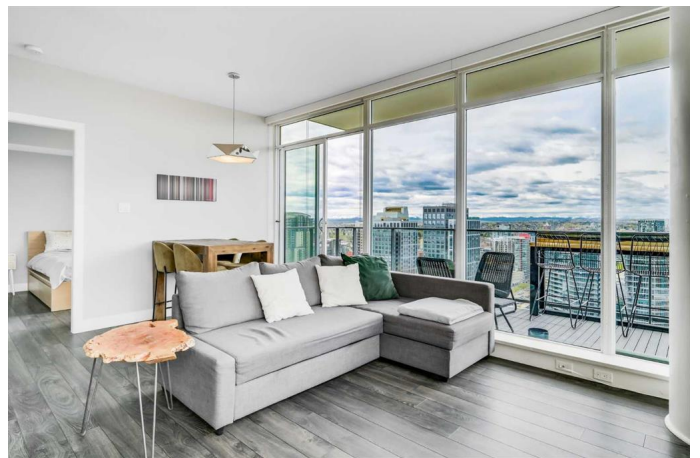
MLS® #A2193186

**\$530,000**

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

Beltline, Calgary, Alberta

\*\*\* OPEN HOUSE SATURDAY APRIL 5TH  
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® #	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), Secured Parking, Visitor Parking, Fitness Center, Party Room, Storage, Workshop
Parking Spaces	2
Parking	Parkade, Stall, Titled, Underground, Heated Garage, Secured, Tandem

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer, Window Coverings, Oven-Built-In, Induction Cooktop

Heating Natural Gas, Fan Coil

Cooling Central Air

# of Stories 44

### **Exterior**

Exterior Features Lighting

Roof Membrane

Construction Concrete, Stone, Metal Siding

### **Additional Information**

Date Listed February 7th, 2025

Days on Market 56

Zoning DC

### **Listing Details**

Listing Office Real Broker

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