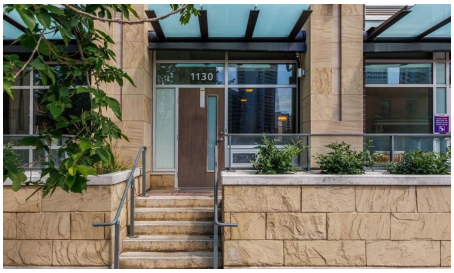
1130 3 Street SE

Calgary | Active | MLS® A2324867

$500,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2012**	**1,085.75 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Where luxury living meets entrepreneurial opportunity, this exceptional street-level live/work residence offers a rare chance to integrate your home and business in one of Calgary's most vibrant urban communities. Perfectly positioned in The Guardian, this first-floor unit features direct sidewalk access, creating an ideal setting for a boutique retail or consumer service concept, artist studio, counselling service or professional office, (subject to applicable approvals). Whether you're building your brand or simply seeking an elevated inner-city lifestyle, this versatile property offers unmatched flexibility in a prestigious downtown address. Inside, soaring 11' ceilings and dramatic floor-to-ceiling windows fill the open-concept interior with natural light, creating a bright, welcoming environment for both everyday living and client-facing business. The thoughtfully designed layout adapts effortlessly to your needs, with generous space for living, working, entertaining, or showcasing your business. A contemporary kitchen at the back is appointed with integrated appliances, sleek cabinetry, quartz surfaces, and ample workspace, while the spacious sleeping area, large walk-in closet with custom storage, in-suite laundry, and beautifully finished full bathroom with floating vanity and glass-enclosed shower deliver the comfort and functionality expected of a luxury residence. Beyond your front door, the city becomes your neighbourhood. Located in Calgary's thriving Culture & Entertainment District, you are just moments from the Bow River pathway system, East Village, Stampede Park, the new event centre, Victoria Park/Stampede LRT Station, cafés, restaurants, shopping, and downtown's business core. Clients and guests will appreciate the convenience of ground level access, while residents will enjoy the energy and walkability of this premier urban location. The Guardian offers an outstanding collection of resident amenities, including 24-hour concierge and security, a fully equipped fitness centre, yoga studio, owner's lounge, workshop, rooftop garden terrace with BBQ areas, visitor parking, high-speed elevators, and a pet-friendly community (board approval). Ideal for entrepreneurs, creatives, and professionals who refuse to compromise between business success and exceptional living, this distinctive live/work residence presents a unique opportunity to establish your presence in one of Calgary's most iconic buildings while enjoying the convenience and sophistication of luxury downtown living. Check out section 226 of the interactive city of Calgary Bylaw to see what you can do in a live/work unit.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2324867
Bedrooms	1
Bathrooms	1
Year Built	2012
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse
Total Living Area:	1,085.75 sq. ft.
Condo Fee:	$852.98
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	44
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2012 (Age: 14)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1512403

Heating:	Fan Coil
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	The Guardian
Community:	Beltline
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Workshop
Appliances:	Built-In Oven, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	Built-in Oven, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Garage Controls/Fobs
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Call, Cats OK, Dogs OK, Yes

Main Floor	Living Room · 21'4" × 19'4" ·
Main Floor	Dining Room · 12'11" × 11'6" ·
Main Floor	Walk-In Closet · 8'2" × 8' ·
Main Floor	Kitchen · 13'3" × 8'1" ·
Main Floor	Bedroom · 12'11" × 11'8" ·
Title to Land:	Fee Simple
Community Features:	Other, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Patio
Lot Features:	Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007) - Live/Wo
Listed Date:	Jul 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1130-3-street-se-calgary-a2324867/

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