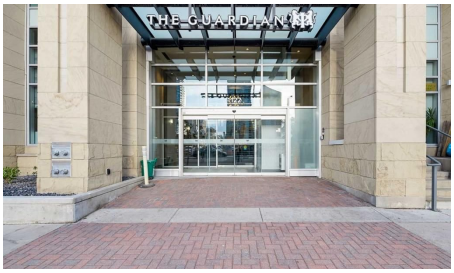
1302 1122 3 Street SE

Calgary | Active | MLS® A2345749

$355,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**751 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Hope Street Real Estate Corp.

A closer look

Experience convenient downtown living in this bright 2-bedroom, 2-bathroom corner unit in The Guardian. Floor-to-ceiling windows showcase impressive views of Calgary landmarks-including Stampede Park, the Saddledome, SAM Centre, Central Library, The Platform, Studio Bell, Calgary Tower, Arts Commons, Telus Sky, and The Bow-along with expansive greenery that adds a refreshing sense of openness.

The open-concept layout features a modern kitchen with quartz countertops, sleek cabinetry, stainless steel appliances, and a large island perfect for everyday cooking or casual gatherings. The primary bedroom includes double closets and a private ensuite, while the second bedroom sits beside a full 3-piece bathroom-ideal for guests or a home office.

Step onto the spacious balcony and enjoy standout skyline and landmark views in one of downtown's most walkable, convenient locations-just steps from transit, entertainment, dining, and daily essentials.

A perfect home for anyone seeking comfort, convenience, and exceptional views in the heart of the city.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345749
Bedrooms	2
Bathrooms	2
Year Built	2015
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	751 sq. ft.
Condo Fee:	$717.05
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	North
Floor Location:	Top
Entry Level:	1
Stories Total:	44
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2015 (Age: 11)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1512348
Heating:	Fan Coil, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes

Flooring:	Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Secured, Titled
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, Recreation Room, Roof Deck, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Appliances:	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval, Condo/Strata Approval, Mineral Rights, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Living Room · 9'10" × 9'3" ·
Main Floor	Kitchen · 11'8" × 8'11" ·
Main Floor	Bedroom - Primary · 10' × 9'10" ·
Main Floor	Bedroom · 9'9" × 9'6" ·
Main Floor	Laundry · 2'11" × 2'6" ·
Main Floor	Balcony · 13' × 5'8" ·
Title to Land:	Fee Simple

Community Features:	Park, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1302-1122-3-street-se-calgary-a2345749/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.