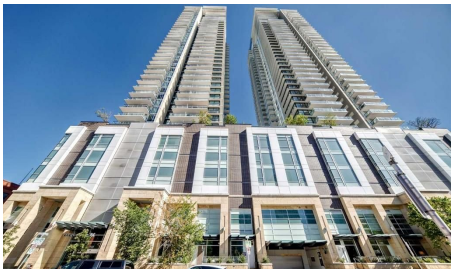
1602 1122 3 Street SE

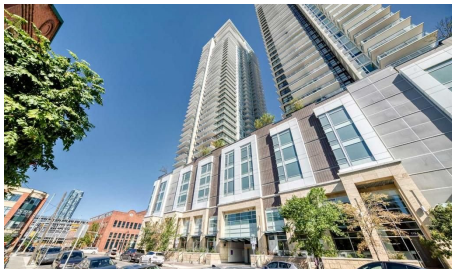
Calgary | Active | MLS® A2334726

$359,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**749.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Landan Real Estate

A closer look

Welcome to this exceptional 2 bedroom, 2 bathroom NE corner unit, offering breathtaking city views through floor to ceiling windows. With 9' ceilings and an abundance of natural light, the open concept layout feels bright and spacious. The contemporary kitchen features Italian Armony Cucine cabinetry, stylish glass backsplash and integrated appliances. The primary bedroom boasts a 4 piece ensuite with a relaxing soaker tub while the second bathroom includes a glass-enclosed shower. Additional conveniences include in-suite laundry, an assigned storage locker and tandem parking stall provides added parking flexibility in downtown. Residents enjoy access to outstanding building amenities including concierge, gym, social club, workshop and garden terrace. Step outside to take advantage of the extensive river pathway network and proximity to local landmarks including Calgary Public Library, National Music Centre, Calgary Stampede grounds and future Scotia Place. Freshly painted and available for immediate possession, this move-in ready home offers an opportunity to enjoy the convenience and energy of downtown living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334726
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:	749.4 sq. ft.
Condo Fee:	$654.33

Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	16
Stories Total:	44
Levels:	Single Level Unit
End Unit:	End Unit
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:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Laminate

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Tandem, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	The Guardian
Community:	Beltline
Amenities:	Fitness Center, Party Room, Visitor Parking
Appliances:	Built-In Electric Range, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes, Restrictions
Main Floor	Living Room · 12'4" × 10'5" ·
Main Floor	Kitchen With Eating Area · 13'2" × 8'6" ·
Main Floor	Bedroom - Primary · 10'6" × 10' ·
Main Floor	Bedroom · 9'9" × 9'7" ·
Main Floor	Balcony · 12'10" × 5'5" ·
Main Floor	Laundry · 3' × 2'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground
Interior Features:	Granite Counters, No Animal Home, No Smoking Home

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 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1602-1122-3-street-se-calgary-a2334726/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

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