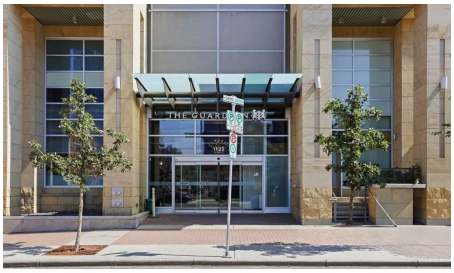
1608 1122 3 Street SE

Calgary | Active | MLS® A2338741

$272,500









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2015**	**514 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Experience the best of downtown living in this meticulously maintained 1 bedroom condo in The Guardian, Calgary's tallest residential tower. Floor-to-ceiling windows frame breathtaking west-facing views of the Calgary skyline and Rocky Mountains while filling the home with natural light.

Thoughtfully designed for modern living, the open concept layout features a chef-inspired kitchen with quartz countertops, a spacious island, sleek European appliances, custom built-in closets, and convenient in-suite laundry. The spacious bedroom offers oversized windows, a walk-through custom closet, and direct access to the bright 4-piece bathroom.

Step onto your oversized private balcony and take in breathtaking sunsets with panoramic views stretching from the downtown core to the Rocky Mountains. Whether you're enjoying your morning coffee or relaxing after a long day, the scenery provides an incredible backdrop year-round.

This home has been exceptionally well cared for and includes a titled underground parking stall and private storage locker. Residents of The Guardian enjoy premium amenities including a fully equipped fitness centre, a stylish owners' lounge with a party room, a workshop, and an outdoor terrace.

Located in the heart of downtown, you're just steps from cafés, restaurants, shopping, transit, the Bow River pathway system, Stampede Park, and Calgary's rapidly evolving Entertainment District, including the new Scotia Place. With downtown at your doorstep and endless possibilities just outside your front door, this is your opportunity to experience everything downtown living has to offer. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338741
Bedrooms	1
Bathrooms	1
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:	514 sq. ft.
Condo Fee:	$524.60
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	16
Stories Total:	44
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2015 (Age: 11)
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:	1512348
Heating:	Forced Air
New Constr.:	No

Construction Material:	Brick, Concrete, Stone
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	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:	Elevator(s), Fitness Center, Parking, Recreation Room, Visitor Parking, Workshop
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Condo/Strata Approval
Pets Allowed:	Call
Main Floor	Bedroom - Primary · 10'1" × 9'9" ·
Main Floor	Living Room · 10'6" × 10'3" ·
Main Floor	Dining Room · 14'7" × 6'9" ·
Main Floor	Kitchen · 11'7" × 8'7" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1608-1122-3-street-se-calgary-a2338741/

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.