2604 1122 3 Street SE

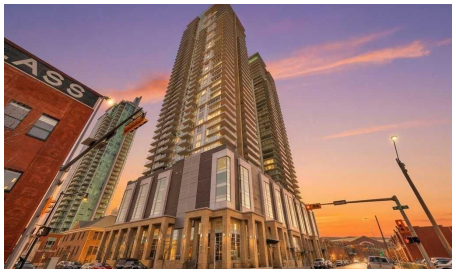
Calgary | Active | MLS® A2346791

$390,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**752.07 sq. ft.**

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Listed by Century 21 Bravo Realty

A closer look

Welcome to The Guardian North Tower. This 26th floor corner unit offers a rare chance to own a high-floor unit with views that are getting harder to find in downtown Calgary.

The layout is open, functional, and easy to live in, with 2 bedrooms, 2 full bathrooms, and 9 ft ceilings that make the space feel bright and comfortable. The kitchen has a modern look with quartz countertops, stainless steel appliances, and an island that’s perfect for both everyday use and hosting.

What really sets this unit apart is the two balconies and the views. One looks out toward the Bow River, while the other offers unobstructed views of the new arena and the downtown skyline. With all the development happening in the area, opportunities like this don’t come up often.

The primary bedroom features its own ensuite and good closet space, while the second bedroom works well for guests, a roommate, or a home office. You’ll also find in-unit laundry, plus the added convenience of parking and storage included.

The building itself has everything you need, including a full gym, social lounges, and outdoor BBQ and firepit areas. Step outside and you’re within walking distance to transit, restaurants, groceries, and the river pathways.

To make things even easier, the sellers are open to selling the unit fully furnished, including couches, beds, bar stools, TVs, and more. It’s a true turn-key opportunity, whether you’re moving in or looking for a ready-to-go investment.

Units with this combination of height, layout, and unobstructed views don’t last long, especially in a building like The Guardian.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346791
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:	752.07 sq. ft.
Condo Fee:	$716.00
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Interior Maintenance, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Water
Front Exposure:	West
Unit Exposure:	South
Floor Location:	Other
Entry Level:	26
Stories Total:	44
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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

New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Other
Ensuite:	Yes
Flooring:	Laminate, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Stall, 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:	Elevator(s), Fitness Center, Other, Party Room
Appliances:	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Cooktop, Microwave, Washer, Window Coverings
Inclusions:	Furnishings may be included depending on the purchase price, offering flexibility for buyers seeking a turn-key option.
Restrictions:	None Known
Pets Allowed:	Call
Main Floor	Bedroom · 13' × 10'1" ·
Main Floor	Dining Room · 13'4" × 3'7" ·
Main Floor	Kitchen · 13'4" × 12'1" ·

Main Floor	Living Room · 10'1" × 8'10" ·
Main Floor	Bedroom - Primary · 10' × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry
Exterior Features:	Balcony, Other
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2604-1122-3-street-se-calgary-a2346791/

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