708 1122 3 Street SE

Calgary | Active | MLS® A2346124

$256,500









Bedrooms	Bathrooms	Year Built	Living area
1	1	2015	524.7 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Everest Realty and Property Management Corp.

A closer look

Welcome to urban living at The Guardian in Calgary’s vibrant Victoria Park neighbourhood. This stylish 1-bedroom, 1-bathroom condo offers a bright, open layout with floor-to-ceiling windows that fill the living space with natural light. The thoughtfully designed kitchen features bright cabinetry, quartz countertops and integrated appliances, combining clean, contemporary style with everyday functionality. The living area opens onto a private HUGE balcony, providing a welcoming spot to enjoy your morning coffee or unwind at the end of the day. The bedroom offers comfortable living and practical closet storage, while the bathroom features coordinated modern finishes. In-suite laundry, individually controlled heating and air conditioning, a titled underground parking stall and a separate assigned storage locker add everyday convenience. Residents enjoy access to a fitness centre with a yoga area, a residents’ lounge with a garden terrace, a workshop and concierge services. With the Stampede Grounds, Saddledome, BMO Centre, CTrain, restaurants and downtown amenities nearby, this home offers a convenient base for enjoying Calgary’s inner-city lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346124
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:	524.7 sq. ft.
Condo Fee:	$461.88

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Interior Maintenance, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	7
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, Natural Gas
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco
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, Party Room, Roof Deck, Snow Removal, Storage, Trash
Appliances:	Built-In Refrigerator, Dishwasher, Dryer, Electric Cooktop, Electric Oven, Microwave, Washer, Window Coverings
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Office · 6'8" × 4'8" ·
Main Floor	Balcony · 20'1" × 18'9" ·
Main Floor	Living Room · 14'1" × 10'4" ·
Main Floor	Kitchen · 11'9" × 11'4" ·
Main Floor	Walk-In Closet · 6'8" × 5' ·
Main Floor	Bedroom - Primary · 10'1" × 9'8" ·
Main Floor	Laundry · 4'4" × 2'5" ·
Main Floor	Entrance · 5'1" × 4'5" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Street Lights
Interior Features:	Kitchen Island, No Smoking Home, Quartz Counters

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio, See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/708-1122-3-street-se-calgary-a2346124/

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

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