

# \$474,900 - 2709, 1122 3 Street Se, Calgary

MLS® #A2234318

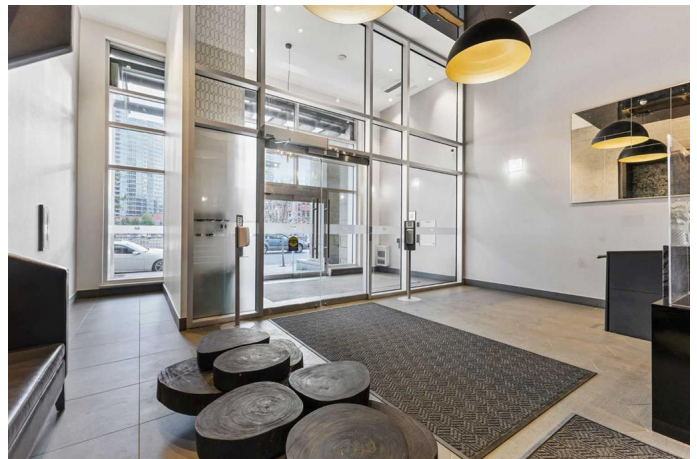
**\$474,900**

2 Bedroom, 2.00 Bathroom, 901 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

PANORAMIC PRIVATE MOUNTAIN & CITY VIEWS 27 FLOORS HIGH where skyline meets status! A place where ambition meets luxury & your next chapter unfolds with breathtaking WEST-facing MOUNTAIN & TOWER VIEWS as your daily backdrop! Whether you're a working professional, savvy investor or a visionary who wants to live above it all, this NORTHWEST CORNER UNIT in Beltline isn't just a home—it's a power move! Your OPEN-LAYOUT is elevated by LAMINATE floors, high-quality Miele & Blomberg STAINLESS STEEL appliances, sleek white QUARTZ COUNTERS & all white Armony Cucine high-quality cabinetry from Italy. From SOFT-CLOSE drawers to under-cabinet lighting & chrome fixtures, every detail whispers complete elegance. There's a GARBURATOR for easy clean-up, IN-SUITE LAUNDRY for convenience & plenty of STORAGE with 5 in-unit closets & 1 STORAGE LOCKER because high-function living should always look this good! This unit comes with 1 TITLED PARKING STALL so your downtown lifestyle includes the peace of mind of secured parking too. The PRIMARY BEDROOM is a showstopper with WEST-facing TOWER VIEWS reminding you each day to chase your dreams! Plus a 4pc ENSUITE BATH to your own private escape after the hustle. Down the hall, a FULL BATH next to a SECOND BEDROOM with NORTH UNOBSTRUCTED VIEWS! With a slight



glance over your shoulder, catch more CITY VIEWS, bringing you peace, ideal for a home office or guest suite with a skyline glow! Your spacious PRIVATE WEST BALCONY is your golden hour post-work decompression zoneâ€”inhale, exhale & take it all inâ€”the heartbeat of Calgary is right below you. Take your investment further because youâ€™re just steps from the brand-new Culture + Entertainment Districtâ€”a \$1B development bringing 4 million sqft of restaurants, retail & vibrance to your doorstep. Make every day a new adventure & walk to the Stampede Grounds or hockey game at the Saddledome (9 min walk). Enjoy breakfast, lunch & dinner at 17th Ave (8 min walk), at East Village (12 min walk) or at Inglewood (18 min walk). On the way back, stop at Calgaryâ€™s fan favourite Village Ice Cream (4 min). Your morning latte? Z-Crew CafÃ© is right downstairs. Groceries? Take your pick by footâ€”Sunterra (6 min walk), H-Mart (8 min walk), Superstore (11 min walk). Your inner athlete will love the 6th floor GYM or test your agility at Boxing (4 min walk). If youâ€™re a career-focused individual upgrading your credentials at Bow Valley College (12 min walk), seamless commuting is keyâ€”with bus service right outside & Victoria Park LRT (8 min), this location supports both work & continued growth. Slip out of the downtown buzz with QUICK ACCESS to Macleod Tr (1 min), Memorial Dr (4 min) & Deerfoot Tr (6 min). This is more than a place to live with a bonus outdoor COURTYARD & indoor PARTY LOUNGE (7th floor) to host! Itâ€™s your high-rise launchpad into the best of Calgary. Live in it, rent it, or show it offâ€”itâ€™s magnetic & designed for those who just want more. WELCOME TO THE GUARDIAN! Book a private viewing today!

Built in 2015

## Essential Information

MLS® #	A2234318
Price	\$474,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2709, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

## Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Picnic Area, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Enclosed, Garage Door Opener, Parkade, Stall, Underground, Secured, Titled
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator, Built-In Freezer, Electric Cooktop
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	44

Basement	None
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## Exterior

Exterior Features	Balcony
Lot Description	Street Lighting, Views, Paved
Roof	Membrane
Construction	Brick, Stone, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	30
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Real Broker
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