

\$449,900 - 2907, 1122 3 Street Se, Calgary

MLS® #A2246595

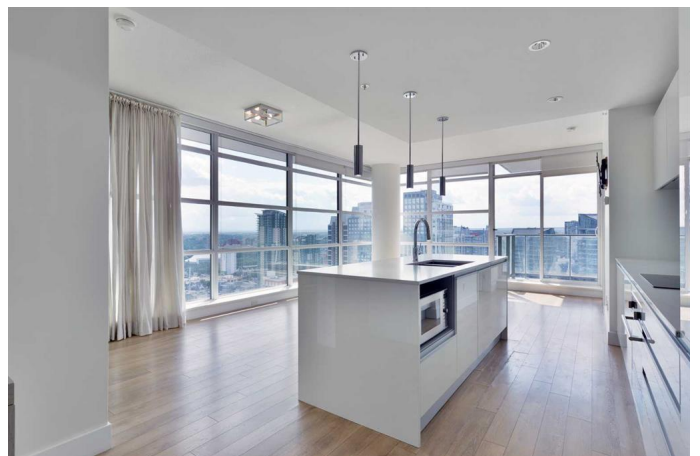
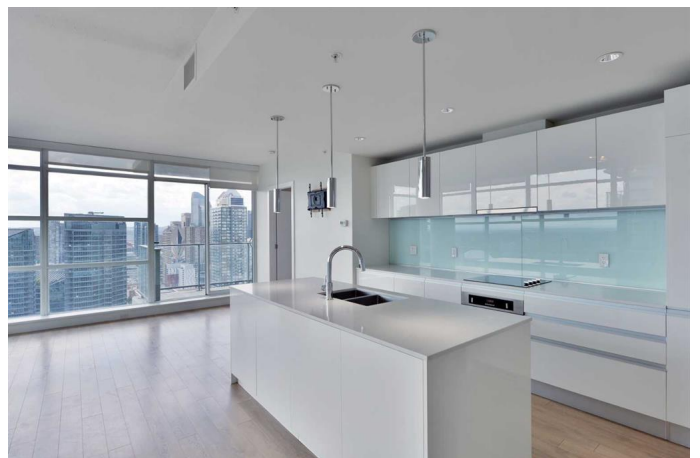
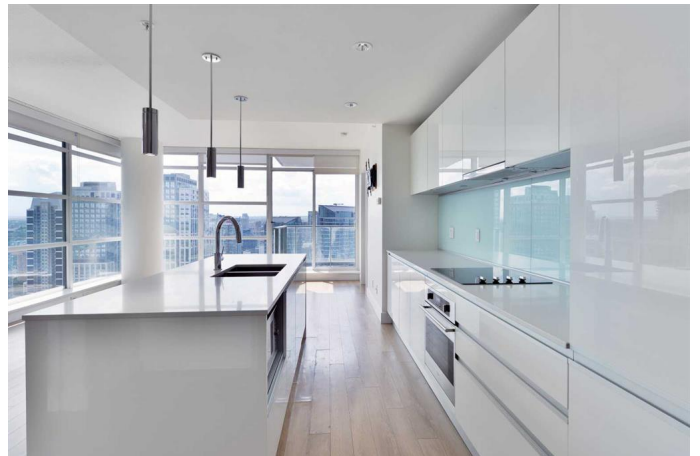
\$449,900

2 Bedroom, 2.00 Bathroom, 817 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this immaculate 2-bedroom, 2-bathroom southwest corner unit on the 29th floor, perfectly positioned in the heart of Calgary's vibrant entertainment district. With breathtaking views of the downtown skyline and sweeping west to the mountains, this executive condo offers style, comfort, and an unbeatable location. Designed for modern living, this spacious home features light oak hardwood flooring and an open-concept layout that's both functional and inviting. The European-inspired kitchen is a showstopper, showcasing sleek Italian cabinetry, quartz countertops, a contemporary glass backsplash, and stainless steel appliances. Whether you're cooking for one or entertaining a crowd, the generous counter space and smart storage are sure to impress. The living room is a peaceful retreat, ideal for relaxing and recharging, while the dining area provides a welcoming space to gather with friends and family. Floor-to-ceiling windows flood the home with natural light and capture stunning panoramic views from every angle. The private primary suite offers a cozy sanctuary, complete with a custom closet and a stylish 4-piece ensuite. The second bedroom is just as versatile—perfect for guests, a home office, or a roommate. A second full bathroom and in-suite laundry add to the everyday convenience, while the included tandem parking stall and additional storage provide even more value. Step out onto your large west-facing balcony to enjoy golden hour



views and warm summer evenings, or take full advantage of everything The Guardian has to offer. This fully air-conditioned, professionally managed building includes daily concierge service and is just steps from the Bow River Pathway, East Village, Eau Claire, and the LRT. Trendy shops, restaurants, and caf  s are right outside your door. This is downtown living at its best. Don  t miss your chance  book your showing today!

Built in 2016

Essential Information

MLS�� #	A2246595
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	817
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2907, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

Amenities

Amenities	Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Tandem, Titled, Underground

Interior

Interior Features	Kitchen Island, See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Siding

Additional Information

Date Listed	August 7th, 2025
Days on Market	8
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.