

# \$499,900 - 3509, 1122 3 Street Se, Calgary

MLS® #A2214929

**\$499,900**

2 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*\*\* BACK-ON MARKET DUE TO FINANCING

\*\*\* |\*\* OPEN HOUSE - 1 - 3 pm - MAY 10th \*\*

INCREDIBLE SKYLINE & MOUNTAIN VIEWS

- PRIME LOCATION - PRIVATE CORNER

UNIT - apartments like these do not come up often. Located on the 35th floor in The Guardian North Tower, enjoy expansive city and mountain views from almost every room. This is a great buy for the ultimate downtown lifestyle and future investment as it's perfectly located by the new upcoming event centre and Calgary's up and coming culture and entertainment district project. This project will consist of four million sqft of new mixed-use development. Book a showing with your favorite Realtor and see for yourself. This apartment offers 2 generous sized bedrooms, 2 full bathrooms, in-suite laundry, storage locker and a tandem parking stall for TWO vehicles. The neutral color scheme creates a bright and airy feel, while the floor-to-ceiling windows showcase the city's energy. Whether you're in your living room or on the large balcony, enjoy true privacy as there are no other apartment looking into your unit from the front or the side. The kitchen boasts quartz counter tops, a large island, top-of-the-line stainless steel appliances, and modern lighting and a ton of natural light. The building offers 24/7 concierge, a proper gym, and secure heated tandem parking for your vehicles. Sunterra Market and Superstore is close by for groceries, and ZCREW CafÃ© is right outside your door for your morning coffee fix. Plus, this



corner unit offers a front-row seat to the excitement of the Calgary Stampede every year. Don't miss your chance to have the best view an apartment has to offer. Book a showing with your favorite Realtor today!

Built in 2015

### Essential Information

MLS® #	A2214929
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3509, 1122 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H7

### Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking, Workshop
Parking Spaces	2
Parking	Heated Garage, Parkade, Secured, Stall, Tandem, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave,

	Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	44

## Exterior

Exterior Features	Lighting
Roof	Membrane
Construction	Concrete, Metal Siding, Stone

## Additional Information

Date Listed	April 25th, 2025
Days on Market	16
Zoning	DC

## Listing Details

Listing Office	Real Broker
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