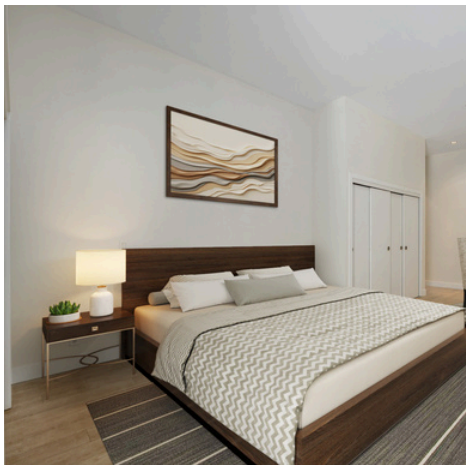




1130 3 Street SE

Live-Work at The Guardian



A **versatile** condo opportunity offering a **modern** urban lifestyle

Elevate your lifestyle with this exceptional live/work condo in one of Calgary's most sought-after Beltline addresses. Perfectly designed for entrepreneurs, professionals, creatives, or investors, this unique space offers the flexibility to seamlessly combine business and everyday living in one sophisticated urban setting. Inside, you'll find a spacious, open-concept layout highlighted by an expansive living area that provides endless possibilities for both entertaining and creating a productive workspace. The kitchen features ample cabinetry and stainless steel appliances, while the thoughtfully designed floor plan includes a large walk-in closet and a well-appointed 3-piece bathroom for added convenience. Whether you're welcoming clients, operating a professional office, showcasing a creative studio, or simply enjoying an urban lifestyle with room to work from home, this versatile unit adapts to your needs.

Property Features

- Private West-facing Patio
- 2,091 Square Feet
- \$853 Condo Fee
- Floor-to-ceiling Windows
- Exclusive Condo Amenities
- Versatile Floorplan
- Central A/C
- Titled Parking Stall
- 11' Ceilings
- In-suite Laundry

Selected To Show the **Best** of **Calgary**

The Beltline is one of the city's most vibrant and walkable neighbourhoods. Dynamic mix of restaurants, cafés, boutiques, galleries, and nightlife, the area offers an energetic urban lifestyle with something to enjoy in every season. Residents have easy access to river pathways, nearby parks, cultural attractions, and major event venues, while transit connections and pedestrian-friendly streets make getting around effortless.

● Restaurants & Bars

- Second Son Kitchen & Cocktails
- Village Ice Cream
- Cardinale
- Letty
- Lai Rai
- ZCREW Cafe
- Rasa Palladium
- Native Tongues Taqueria
- CHARCUT
- Toscana Italian Grill on 10th
- Ten Foot Henry
- Park By Sidewalk Citizen
- Sushi AOI
- Pure Street Food
- Saffron Street
- King Eddy
- PinPointe Social
- Cowboys Casino

● Parks & Recreation

- Pixel Park
- East Victoria Park
- Elbow River Pathway
- Glenbow Museum
- Theatre Calgary
- Riverwalk Plaza
- St. Patrick's Island Park
- ENMAX Park
- Lindsay Park

● Health & Fitness

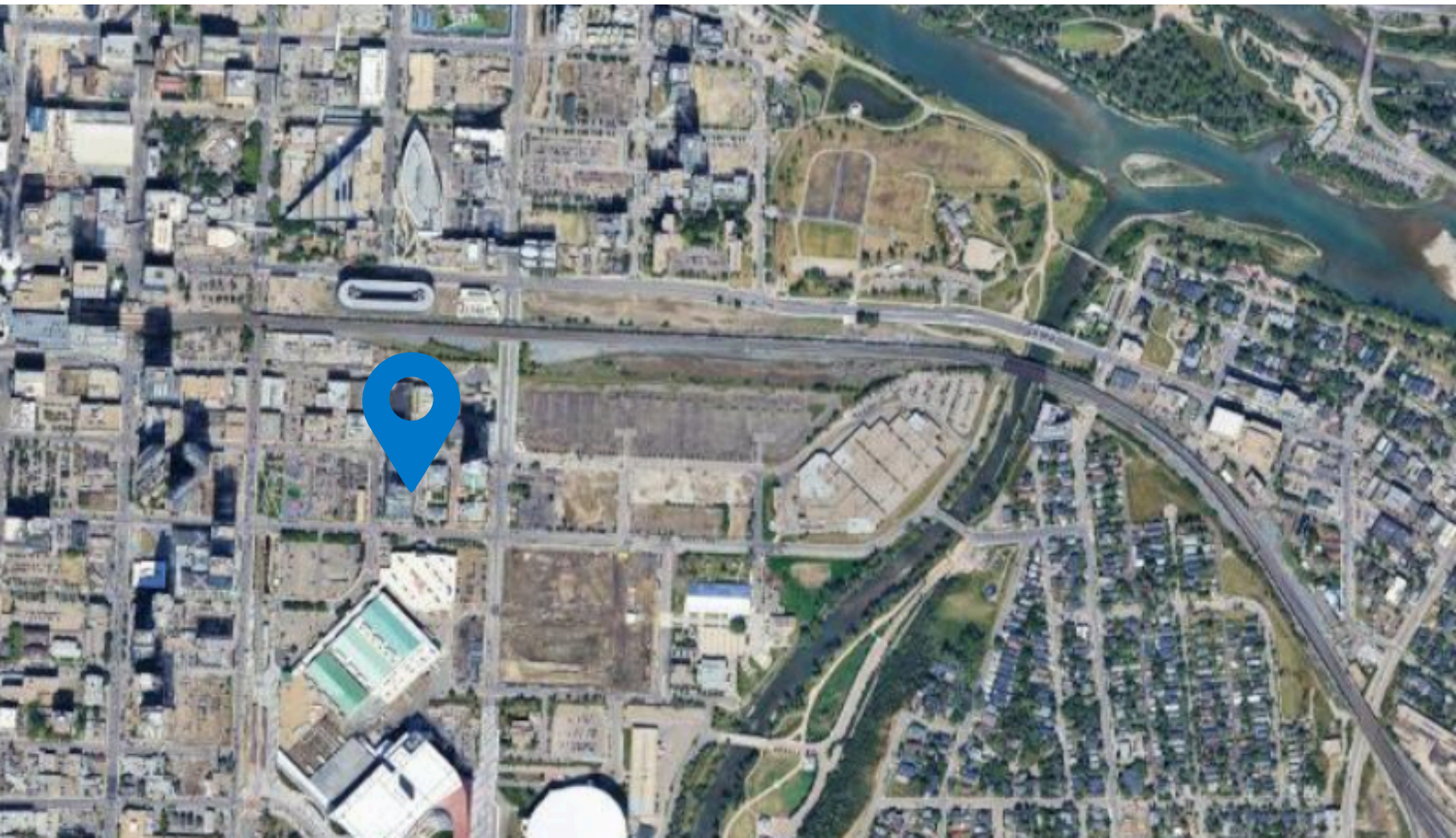
- HotShop Victoria Park
- Decidedly Jazz Danceworks
- Junction9 Pilates
- MNP Community & Sport Centre
- Mission Medical Clinic
- Hands On Massage Therapy
- Pinnacle Dental
- INLIVE Inc
- Pharmasave Victoria Park

● City Landmarks

- Calgary Central Library
- The Confluence Historic Site & Parkland
- Scotsman's Hill
- Calgary Stampede Grounds
- Studio Bell National Music Centre
- Calgary Tower
- BMO Convention Centre
- Rundle Ruins
- Scotiabank Saddledome

● Shopping

- Sunterra Market
- 5 Vines Wine, Craft Beer & Spirits
- H Mart Calgary Downtown
- Real Canadian Superstore East Village
- Shopper's Drug Mart





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