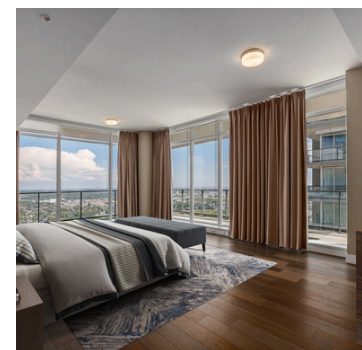
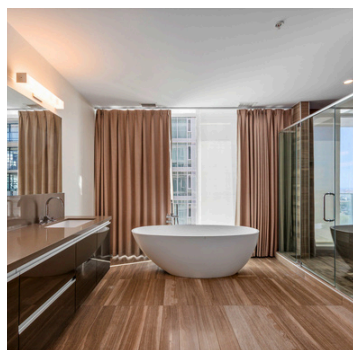




3903, 1122 3 Street SE

The Guardian



A modern sub-penthouse condo unit offering sophisticated & luxurious urban living

Occupying half of the 39th floor of The Guardian's North tower, this breathtaking residence offers refined living with stunning panoramic views of Calgary's cityscape, Bow River, and the Rocky Mountains. Floor-to-ceiling windows, and three wraparound balconies with a gas BBQ hookup create exceptional indoor-outdoor living. The designer Italian Armony Cucine kitchen is paired with premium Miele appliances, while the private primary retreat features sunrise views, a walk-in closet, and a spa-inspired ensuite with a freestanding soaker tub. Residents enjoy exclusive access to an on-site fitness centre, lounge, garden terrace, workshop, and 24-hour concierge and security. Located in Calgary's vibrant Culture and Entertainment District, steps from the Downtown Core, river pathway network, dog park, the new Calgary Flames arena, and Stampede Grounds.

Property Features

- 2 Bed 2.5 Bath
- 2,479.42 Square Feet
- \$2,223. Condo Fee
- Wraparound Balconies
- 9'6" Ceilings
- Exclusive Fitness Centre
- Panoramic Views
- Underground Parking

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

The Beltline is one of the city's most vibrant and walkable neighbourhoods. A 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

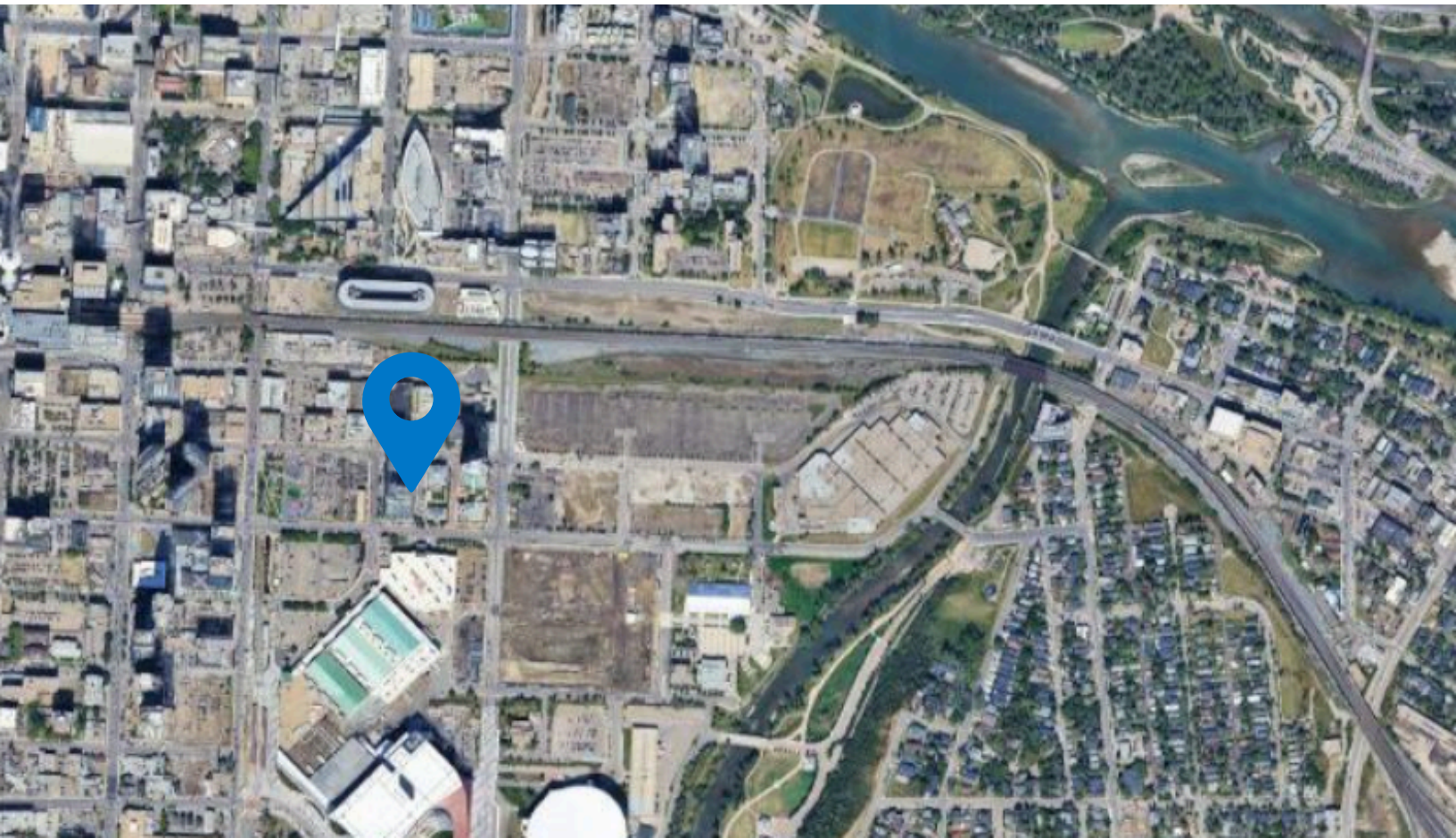
- HotShop Victoria Park
- Decidedly Jazz Danceworks
- Junction9 Pilates
- MNP Community & Sport Centre
- Mission Medical Clinic
- Hands On Massage Therapy
- Pinnacle Dental
- INLIVE Inc
- Pharmasave Victoria Park

● 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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