

\$300,000 - 2205, 1188 3 Street Se, Calgary

MLS® #A2205945

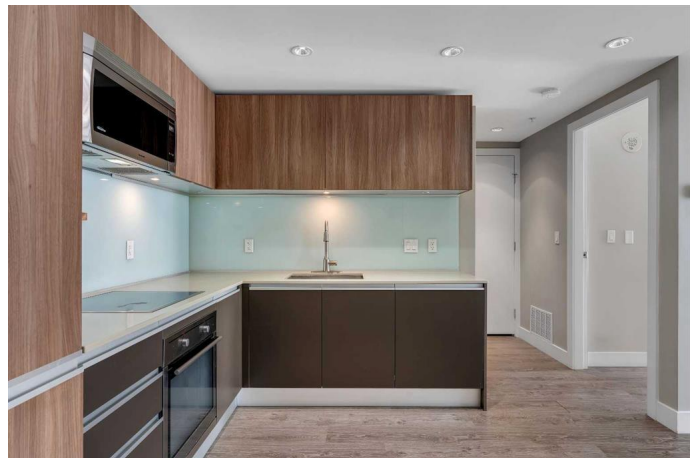
\$300,000

1 Bedroom, 1.00 Bathroom, 508 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

MOVE-IN-READY 1-BED/1-BATH CONDO W/ CALGARY TOWER VIEWS & PREMIUM AMENITIES IN THE ICONIC GUARDIAN! SOARING ABOVE THE CITY on the 22nd floor of The Guardian South Tower is a modern and stylish 1-bed / 1-bath condo, offering an open-concept living space with floor-to-ceiling windows and a well-equipped Olympic gym in one of Calgary's most iconic high-rises! Located in the heart of Beltline, this unit features Vinyl flooring throughout, luxury cabinet-integrated appliances, & a private balcony showcasing the Calgary Tower and skyline views – a perfect spot to take in the city lights! Whether you're a young professional, first-time buyer, or investor, you will be pleased to find that this condo checks all the boxes. The sleek kitchen features quartz countertops, flat-panel modern cabinetry, built-in stainless-steel appliances, and an ALLURING glass backsplash. There's plenty of room to entertain around the dining table which is big enough to comfortably seat 4, & the living space comfortably fits a cozy sectional and entertainment setup for laid-back evenings or movie nights. The bedroom includes a generous closet and large window, and the 4-piece bathroom is finished with clean, modern touches. To complete the unit there is in-suite laundry, A/C, and an assigned storage locker (#437, bicycle rm 3). The Guardian is known for providing several special perks for its' residents-- its EXCEPTIONAL amenities, including a



fully-equipped fitness centre with multiple squat racks, yoga studio, social lounge with a garden terrace, workshop, and concierge service. On top of that, the building does ALLOW short-term rentals and pets with board approval. The Guardian is also renowned for its' unbeatable location, youâ€™re just steps from Studio Bell, the Saddledome, Stampede Park, Cowboys Casino, the future Flames Arena and tons of restaurants, cafes, shopping, and transit optionsâ€”including the LRT (with free fare Downtown). Jumping in the car: Airport is a 17 min drive (17KM), and Banff is a 1hr 25 min drive (128KM).

Built in 2016

Essential Information

MLS® #	A2205945
Price	\$300,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	508
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2205, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

Amenities

Amenities	Elevator(s), Party Room, Visitor Parking, Fitness Center
Parking	None

Interior

Interior Features	Built-in Features, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave Hood Fan, Washer/Dryer Stacked, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	April 1st, 2025
Days on Market	30
Zoning	DC

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.