# \$427,900 - 2204, 1188 3 Street Se, Calgary

MLS® #A2194887

### \$427,900

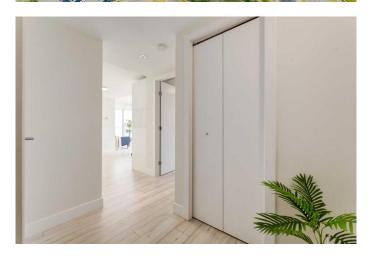
2 Bedroom, 2.00 Bathroom, 743 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome Home! This floor corner unit is located on the 22nd floor of the Guardian and has amazing city views from every window and has 2 balconies! An open floor plan features a pristine white kitchen with quartz counters, central island with seating and abundance of cabinets and counter space, a living room surrounded with floor to ceiling windows and access to your large, covered balcony. The 2 primary bedrooms each have their own ensuite, and the one primary has a private balcony with views of south Calgary and Stampede Park. This executive style unit has porcelain tile throughout, new laminate flooring in 2023 and insuite laundry with brand new washer & dryer. You also get a titled storage unit and 1 leased parking stall to complete this unit. The Guardian has much to offer from the fitness center, workshops, concierge, and social rooms and just steps away from transit, Stampede Park and a few minutes' walk to 17 Avenue and the downtown core. Building allows Air BNB's. Amazing opportunity for a first-time buyer or investor.







Built in 2016

#### **Essential Information**

MLS® # A2194887 Price \$427,900

Bedrooms 2 Bathrooms 2.00 Full Baths 2

Square Footage 743

Acres 0.00

Year Built 2016

Type Residential

Sub-Type Apartment

Style Apartment

Status Active

## **Community Information**

Address 2204, 1188 3 Street Se

Subdivision Beltline

City Calgary

County Calgary

Province Alberta

Postal Code T2G 0C7

#### **Amenities**

Amenities Fitness Center, Parking, Party Room, Secured Parking, Visitor Parking

Parking Spaces 1

Parking Parkade, Stall, Leased

#### Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz

Counters

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range

Hood, Refrigerator, Washer

Heating Fan Coil

Cooling Central Air

# of Stories 44

#### **Exterior**

Exterior Features Balcony
Construction Concrete

#### **Additional Information**

Date Listed February 16th, 2025

Days on Market 26

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office RE/MAX First

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