\$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 â€" 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, you'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), Fitness Center, Party Room, Visitor Parking

Parking None

Interior

Interior Features Built-in Features, High Ceilings, Open Floorplan, Quartz Counters,

Recessed Lighting

Appliances Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop,

Microwave Hood Fan, Washer/Dryer Stacked

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 9

Zoning DC

Listing Details

Listing Office RE/MAX First

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