

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

MLS® #A2205945

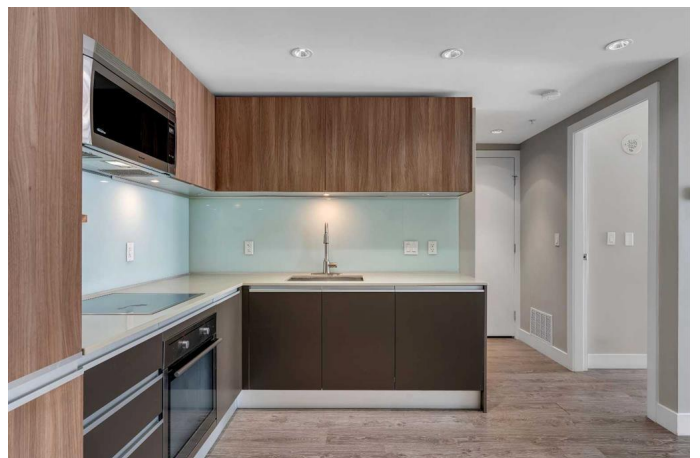
\$300,000

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 building has parking available at an additional cost of \$225/month. 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), 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, 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 | 36 |
| Zoning | DC |

Listing Details

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

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