

# \$313,000 - 3005, 1188 3 Street Se, Calgary

MLS® #A2207539

**\$313,000**

1 Bedroom, 1.00 Bathroom, 501 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this fabulous 1-bedroom unit in The Guardian SOUTH Tower, Calgary's tallest residential building. Perched on the 30th floor, this home offers views of the downtown skyline and an expansive balcony to take it all in. The bright open-concept living space boasts an impeccable layout, featuring modern Italian kitchen cabinetry, integrated appliances, and sleek finishes throughout. Enjoy top-tier amenities, including a state-of-the-art gym, workshop, social room with a garden terrace, and 24-hour security & concierge. Located in the heart of the Beltline, you're just steps from Downtown, the Stampede Grounds, Central Public Library, River Walk, Sunterra Market, parks, and the LRT.

This home presents fantastic income potential in a rapidly growing neighborhood. Don't miss your chance to invest in one of Calgary's most dynamic locations—schedule your viewing today!

Built in 2016

## Essential Information

MLS® #	A2207539
Price	\$313,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	501



Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3005, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Snow Removal, Visitor Parking, Community Gardens, Secured Parking, Trash, Workshop
Parking Spaces	1
Parking	Leased, Underground

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Induction Cooktop, Washer/Dryer Stacked
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

### Exterior

Exterior Features	Other
Construction	Concrete

### Additional Information

Date Listed	April 1st, 2025
Days on Market	37
Zoning	DC

### Listing Details

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