

# \$319,900 - 1906, 1188 3 Street Se, Calgary

MLS® #A2261733

**\$319,900**

1 Bedroom, 1.00 Bathroom, 546 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your modern retreat in the heart of Calgary's vibrant Beltline! Perched on the 19th floor, this sleek 1-bedroom, 1-bath condo in The Guardian South Tower captures stunning PANORAMIC VIEWS of downtown Calgary and the Bow River through FLOOR-TO-CEILING WINDOWS all from your balcony.

Designed for comfort and style, this thoughtfully laid-out home features contemporary finishes, bright open spaces, and elegant flooring throughout. The kitchen boasts integrated cabinetry, concealing the refrigerator and dishwasher for a seamless look, along with an INDUCTION COOKTOP and a BUILT-IN MICROWAVE—perfect for the modern cook. The open-concept living area flows effortlessly, creating the ideal space to relax or entertain while taking in those incredible city views.

The bedroom is filled with natural light and includes a custom BUILT-IN CLOSET system with DRAWERS, offering smart storage without the need for a dresser. A stylish 4-piece bathroom sits conveniently nearby, and IN-SUITE LAUNDRY with a STACKED WASHER AND DRYER adds everyday ease.

Enjoy secure, carefree living with 24-hour concierge service, resident-only floor access, and a TITLED UNDERGROUND PARKING STALL (currently leased for \$50/month).



Youâ€™ll also appreciate the ASSIGNED STORAGE UNIT for your extra belongings.

The Guardian sets the standard for downtown amenities: a fully equipped FITNESS CENTRE with SHOWERS, an inviting ROOFTOP TERRACE with BBQs, a residentsâ€™ LOUNGE with a kitchen and games area, and even a WORKSHOP for crafts or woodworking.

Perfectly positioned near the Calgary Stampede grounds, LRT, and an array of boutiques, restaurants, and entertainment, this home offers the best of urban convenience and style. Whether you're a first-time buyer, investor, or city dweller looking to downsize, this is downtown living at its finest.

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261733          |
| Price          | \$319,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 546               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1906, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2G 1H8 |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Roof Deck, Fitness Center, Recreation Room, Storage, Workshop |
| Parking Spaces | 1                                                             |
| Parking        | Stall, Titled                                                 |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Built-in Features                                                          |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Induction Cooktop, Oven |
| Heating           | Forced Air                                                                 |
| Cooling           | Central Air                                                                |
| # of Stories      | 44                                                                         |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Construction      | Brick, Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 9                 |
| Zoning         | DC (pre 1P2007)   |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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