

# \$429,900 - 1804, 1188 3 Street Se, Calgary

MLS® #A2195116

**\$429,900**

2 Bedroom, 2.00 Bathroom, 740 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Luxury Corner Condo in The Guardian -

Stunning Views & Airbnb Approved!

2 Bedrooms | 2 Bathrooms | 739 sq ft | Corner

Unit | Airbnb Approved | Panoramic City Views

| Modern Upgrades

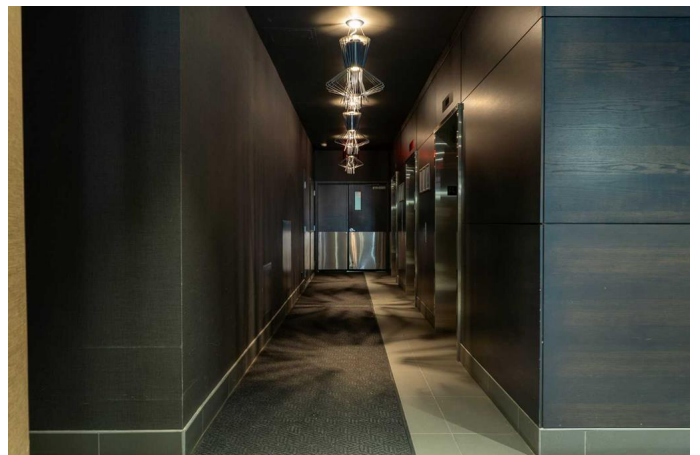
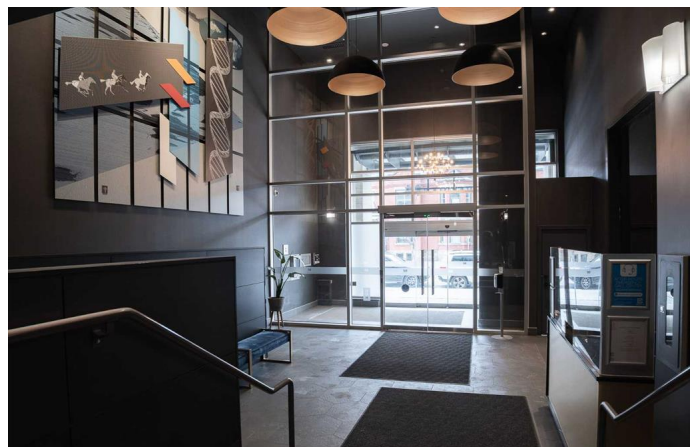
Experience downtown Calgary living at its finest in this beautiful corner unit on the 18th floor of The Guardian South, Calgary's tallest residential tower. This 739 sq ft, two-bedroom, two-bathroom condo offers breathtaking panoramic views of the city, including the iconic Calgary Tower, the vibrant Saddledome, and the picturesque Bow and Elbow Rivers.

The open floor plan features a modern upgraded kitchen with quartz counters, a central island with seating, and stainless steel appliances. The spacious living area is bathed in natural light from floor-to-ceiling windows and provides access to your large, covered balcony, perfect for entertaining and enjoying stunning sunsets. A second private balcony offers additional outdoor space.

Enjoy the convenience of in-suite laundry with a stacked washer and dryer. Includes two underground leased parking stalls.

The Guardian building offers unparalleled amenities, including concierge service, 24-hour security, a state-of-the-art gym, a social lounge with a communal table and fireplace, a yoga studio, and three high-speed elevators.

Located in a premium downtown location, you'll have easy access to Calgary's top



attractions, including the LRT station, Pixel Park, the Saddledome, BMO Centre, the new Central Library, Bow Valley College, and scenic pathways along the rivers. Airbnb approved, offering excellent investment potential. Don't miss this opportunity! Contact us to schedule your private showing today and experience the luxury of The Guardian!

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2195116    |
| Price          | \$429,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 740         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1804, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H8                |

**Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Visitor Parking, Guest Suite, Party Room |
| Parking Spaces | 2                                                                                      |
| Parking        | Assigned, Parkade, Underground, Heated Garage, Leased, See Remarks, Secured            |

# of Garages 2

### Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks

Appliances Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, See Remarks

Heating Fan Coil

Cooling Central Air

# of Stories 44

### Exterior

Exterior Features Balcony, Courtyard, Private Entrance

Roof Membrane

Construction Concrete, See Remarks

Foundation Poured Concrete

### Additional Information

Date Listed February 18th, 2025

Days on Market 62

Zoning DC

### Listing Details

Listing Office Century 21 Masters

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