

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

MLS® #A2205945

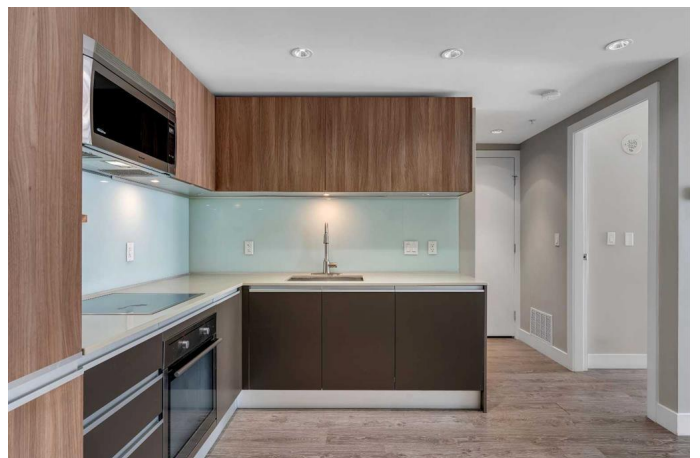
**\$300,000**

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 | 38              |
| Zoning         | DC              |

## Listing Details

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

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