# \$348,000 - 2508, 1188 3 Street Se, Calgary

MLS® #A2189919

### \$348,000

1 Bedroom, 1.00 Bathroom, 515 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to the 25th floor of the South Guardian Tower, this air-conditioned South Tower offers a bright and spacious one-bedroom, one-bathroom condo that offers breathtaking mountain and city views. With large west-facing windows, you'll enjoy an abundance of natural light and stunning vistas. The open kitchen boasts a center island, quartz countertops, and stainless steel appliances perfect for cooking and entertaining. The bedroom features floor-to-ceiling windows, a walk-through closet, and a sleek 4-piece bathroom. Step into the living room and onto your private balcony to soak in the incredible scenery. This condo also comes with a titled underground parking spot, storage unit, and access to fantastic building amenities, including a modern fitness center, a yoga studio, a social room with a garden terrace, and a convenient meeting area. Located just minutes from the Calgary Stampede grounds, you'll love the easy access to events, entertainment, cafes, dining, and unique shops, plus quick routes to Macleod & Deerfoot Trail. Don't miss your chance, schedule your viewing today and experience this incredible condo!







Built in 2016

#### **Essential Information**

MLS® # A2189919 Price \$348.000 Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 515

Acres 0.00

Year Built 2016

Type Residential

Sub-Type Apartment

Style High-Rise (5+)

Status Active

## **Community Information**

Address 2508, 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, Secured Parking,

Snow Removal, Storage, Trash, Visitor Parking, Recreation Room,

Workshop

Parking Spaces 1

Parking Parkade, Underground

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range

Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop

Heating Forced Air

Cooling None

# of Stories 44

#### **Exterior**

Exterior Features Balcony

Construction Concrete, Stone

### **Additional Information**

Date Listed January 24th, 2025

Days on Market 74
Zoning DC

# **Listing Details**

Listing Office Century 21 Bravo Realty

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