

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

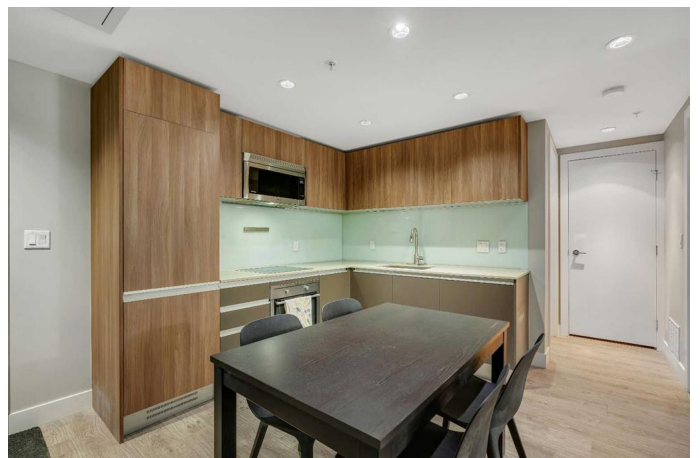
MLS® #A2205945

**\$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 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, Electric Cooktop, Microwave Hood Fan, Washer/Dryer Stacked
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	2
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX First
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