

# \$329,900 - 1308, 1188 3 Street Se, Calgary

MLS® #A2199484

**\$329,900**

1 Bedroom, 1.00 Bathroom, 521 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY MAY 10 FROM 12PM-2PM\*\* STUNNING CITY & MOUNTAIN VIEWS | SHORT TERM RENTAL FRIENDLY | TITLED UNDERGROUND PARKING + STORAGE | LUXURY FINISHES + AC | UNBEATABLE DOWNTOWN LOCATION | INCREDIBLE AMENITIES | 520 SQ FT OF LIVING SPACE (1 BED + DEN/1 BATH) All in "THE GUARDIAN" - An exceptional building just steps from Pixel Park, where you can enjoy pickleball and basketball courts, a skateboard plaza, and an off-leash dog park. You're also within walking distance of trendy cafes, gourmet restaurants, grocery stores, bike paths, and the iconic Stampede Grounds and BMO Centre. With Calgary's highly anticipated new arena on the horizon, this location is only becoming more desirable! An incredible opportunity for first-time homebuyers and investors alike, this condo offers breathtaking panoramic views of downtown and the mountains. Floor-to-ceiling windows flood the space with natural light, highlighting the sleek modern design. The open-concept kitchen is equipped with seamlessly integrated built-in appliances, quartz countertops, and gloss cabinetry complete with a soft-close system. The induction cooktop with touchscreen controls adds both style and convenience to your culinary experience.**

The spacious bedroom features a walk-through closet leading to a beautifully finished four-piece bathroom. Step outside



onto the expansive west-facing balcony, perfect for enjoying Calgary's stunning sunsets.

The South Guardian Tower offers exceptional amenities, including a concierge, a fully equipped fitness center, a yoga studio, a social lounge, and even a creative workshop space. This pet-friendly building is also Airbnb-friendly, adding flexibility for homeowners and investors alike! Don't miss your chance to own a piece of Calgary's vibrant Beltline community. Schedule your private viewing today!

Built in 2016

### Essential Information

MLS® #	A2199484
Price	\$329,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	521
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1308, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Storage
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Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground, Stall

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Elevator
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	44

## Exterior

Exterior Features	Balcony
Construction	Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	2
Zoning	DC

## Listing Details

Listing Office	RE/MAX House of Real Estate
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