

# \$469,999 - 2804, 1188 3 Street Se, Calgary

MLS® #A2205422

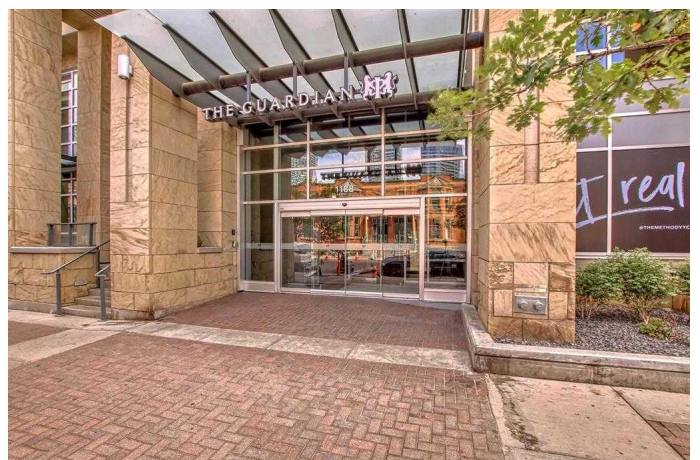
## \$469,999

2 Bedroom, 2.00 Bathroom, 739 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**AIR BNB ALLOWED!!! FULLY FURNISHED!!!**  
Own a stunning 28th-floor corner suite at The Guardian. This immaculate 2-bedroom, 2-bath unit features double balconies with downtown views, floor-to-ceiling windows, stainless steel appliances, and a luxurious primary ensuite. The second bedroom offers balcony access and a 3-piece bath. The unit includes tandem underground parking (one Titled and one assigned) and 24-hour security. Located near the Stampede Grounds with access to vibrant community amenities, this property is Airbnb-friendly and can be sold fully furnished. Don't miss out! Contact a realtor today!



Built in 2016

## Essential Information

MLS® #	A2205422
Price	\$469,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	739
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2804, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center
Parking Spaces	2
Parking	Parkade, Stall, Titled, Underground, Tandem

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Natural Gas, Central
Cooling	Central Air
# of Stories	44

### **Exterior**

Exterior Features	Other
Construction	Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	27
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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