

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

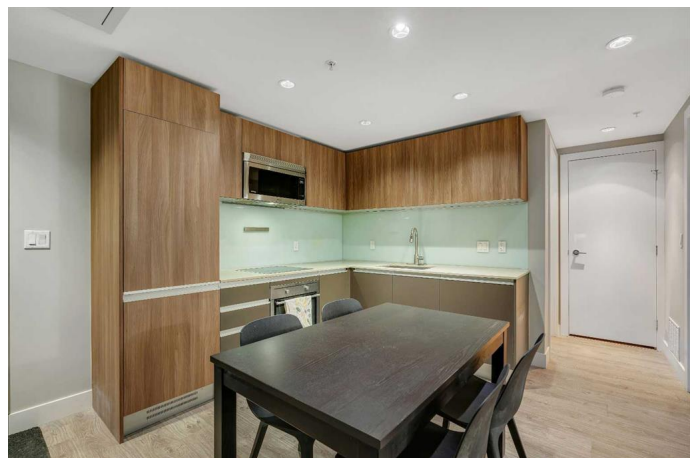
MLS® #A2205945

\$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 | 1 |
| Zoning | DC |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.