

1204, 1188 3 Street SE  
Calgary, Alberta

MLS # A2291011



## \$430,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	728 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 697
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** NA

Urban luxury meets modern design in this stunning 2-bedroom, 2-bathroom suite in the iconic Guardian South Tower &mdash; Calgary's tallest residential building. Located in the heart of the Beltline, this impeccably designed unit features floor-to-ceiling windows that frame sweeping views of the city skyline, Calgary Tower, and beyond. The open-concept layout is enhanced by custom feature walls, sleek finishes, and a bright, contemporary aesthetic. The chef-inspired kitchen boasts high-end built-in appliances, quartz countertops, and streamlined cabinetry &mdash; perfect for both daily living and elevated entertaining. Both bedrooms are generously sized and well-separated for privacy, with the primary suite offering a walk-through closet and a spa-like ensuite. Unique to this unit are two private balconies, providing extended outdoor living space to enjoy both sunrise and sunset cityscapes. Additional highlights include in-suite laundry, central A/C, and titled underground parking. Residents of The Guardian enjoy access to a fully equipped fitness centre, social lounge, workshop, and rooftop terrace &mdash; all within walking distance to Stampede Park, the Saddledome, 17th Ave, and the C-Train. This is downtown living at its finest &mdash; perfect for professionals, investors, or anyone seeking an upscale urban lifestyle.