

# \$429,900 - 1804, 1188 3 Street Se, Calgary

MLS® #A2195116

**\$429,900**

2 Bedroom, 2.00 Bathroom, 740 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Luxury Corner Condo in The Guardian -

Stunning Views & Airbnb Approved!

2 Bedrooms | 2 Bathrooms | 739 sq ft | Corner

Unit | Airbnb Approved | Panoramic City Views

| Modern Upgrades

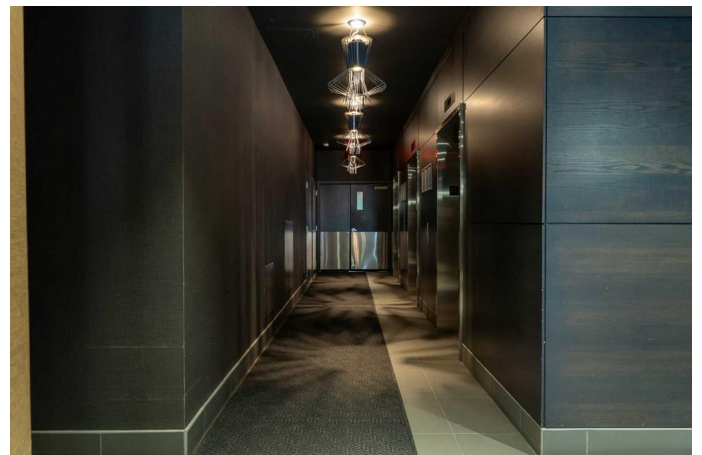
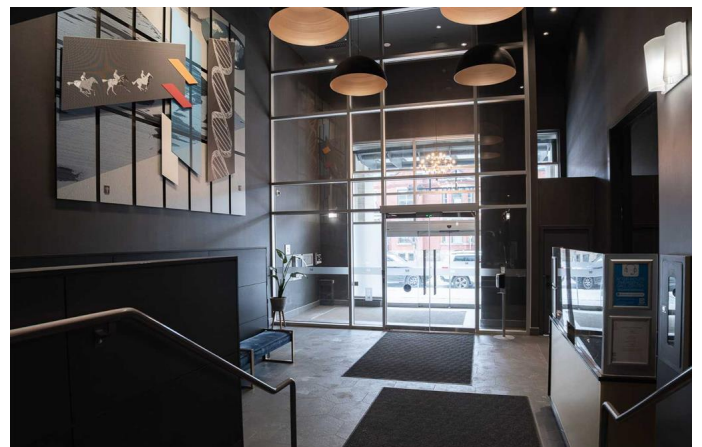
Experience downtown Calgary living at its finest in this beautiful corner unit on the 18th floor of The Guardian South, Calgary's tallest residential tower. This 739 sq ft, two-bedroom, two-bathroom condo offers breathtaking panoramic views of the city, including the iconic Calgary Tower, the vibrant Saddledome, and the picturesque Bow and Elbow Rivers.

The open floor plan features a modern upgraded kitchen with quartz counters, a central island with seating, and stainless steel appliances. The spacious living area is bathed in natural light from floor-to-ceiling windows and provides access to your large, covered balcony, perfect for entertaining and enjoying stunning sunsets. A second private balcony offers additional outdoor space.

Enjoy the convenience of in-suite laundry with a stacked washer and dryer. Includes two underground leased parking stalls.

The Guardian building offers unparalleled amenities, including concierge service, 24-hour security, a state-of-the-art gym, a social lounge with a communal table and fireplace, a yoga studio, and three high-speed elevators.

Located in a premium downtown location, you'll have easy access to Calgary's top



attractions, including the LRT station, Pixel Park, the Saddledome, BMO Centre, the new Central Library, Bow Valley College, and scenic pathways along the rivers. Airbnb approved, offering excellent investment potential. Don't miss this opportunity! Contact us to schedule your private showing today and experience the luxury of The Guardian!

Built in 2016

### Essential Information

MLS® #	A2195116
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	740
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	1804, 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, Visitor Parking, Guest Suite
Parking Spaces	2
Parking	Assigned, Parkade, Underground, Heated Garage, Leased, See Remarks, Secured

# of Garages 2

### **Interior**

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks

Appliances Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Electric Cooktop, See Remarks

Heating Fan Coil

Cooling Central Air

# of Stories 44

### **Exterior**

Exterior Features Balcony, Courtyard, Private Entrance

Roof Membrane

Construction Concrete, See Remarks

Foundation Poured Concrete

### **Additional Information**

Date Listed February 18th, 2025

Days on Market 42

Zoning DC

### **Listing Details**

Listing Office Century 21 Masters

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.