

# \$349,900 - 1008, 1188 3 Street Se, Calgary

MLS® #A2239700

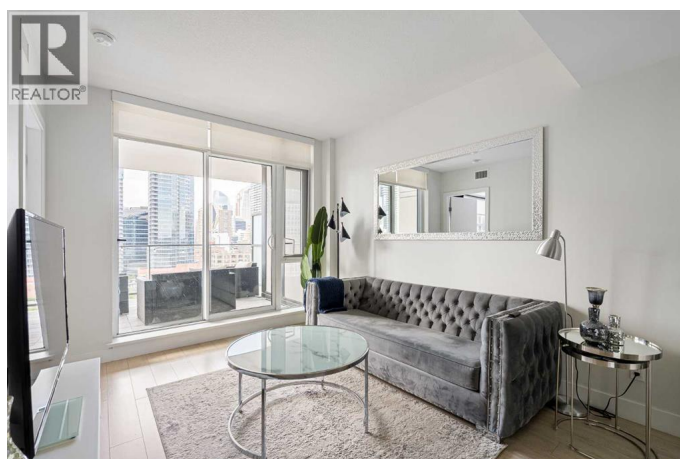
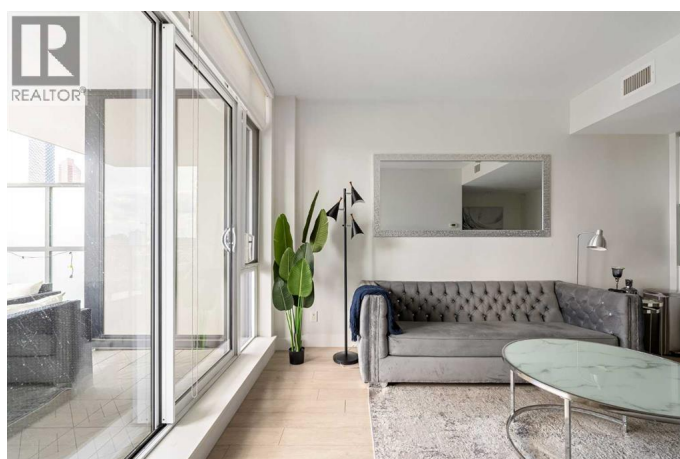
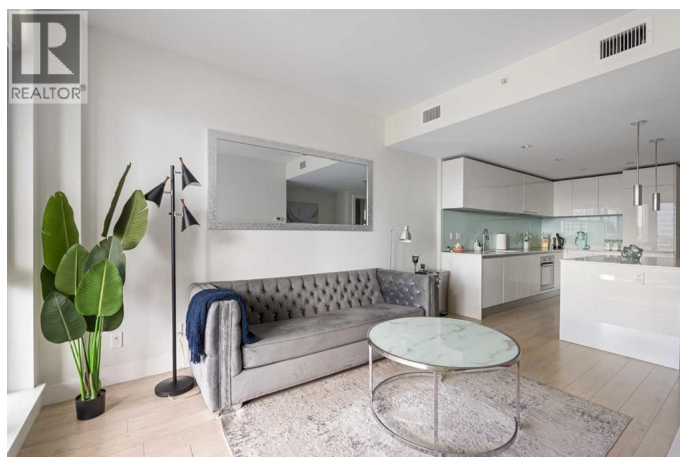
**\$349,900**

1 Bedroom, 1.00 Bathroom, 520 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Experience urban sophistication in this executive 1-bedroom condo on the 10th floor of The Guardian, one of Calgary's most iconic high-rises, located in the heart of the Beltline. Floor-to-ceiling windows frame captivating west-facing city views, bathing the open-concept layout in natural light and creating an incredible backdrop for daily living. Central air conditioning keeps the unit comfortable year-round. Culinary adventures await in the sleek, modern kitchen finished with high-gloss cabinetry, quartz countertops, a centre island and built-in appliances, perfect for hosting or quiet nights in. The living area extends effortlessly to a spacious private balcony, offering a true indoor/outdoor lifestyle and an unbeatable spot to watch the city lights. The bedroom features full-height windows, a walk-through closet and cheater access to a stylish 4-piece bathroom. In-suite laundry, titled underground parking and 24-hour security (no more lost packages!) add convenience and peace of mind. The Guardian offers an extensive array of amenities including a fully equipped fitness centre, a yoga studio, a social lounge with TVs, ping pong and a full kitchen, plus a rooftop terrace with fire tables, BBQs and lounge seating for unforgettable entertaining. There's also a workshop, bike storage, concierge service and visitor parking. Enjoy unbeatable access to downtown lifestyle perks, just steps from the C-Train, Stampede Grounds, Saddledome, East Village, the Bow



River Pathway, Repsol Centre and 17th Aveâ€™s dining, nightlife and boutique shopping. This is lock-and-leave living at its finest, with everything you need at your fingertips. Donâ€™t miss your chance to own a stunning sky-high retreat in one of Calgaryâ€™s most prestigious condo towers! (id:6289)

Built in 2016

**Essential Information**

Listing #	A2239700
Price	\$349,900
Bedrooms	1
Bathrooms	1.00
Square Footage	520
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	1008, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2G1H8

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Exercise Centre, Party Room, Recreation Centre
Features	Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1
View	View

**Interior**

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Oven, Microwave, Hood
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	Fan, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	In Floor Heating
Cooling	None
# of Stories	44

## Exterior

Exterior	Brick, Concrete, Stucco
Construction	Poured concrete

## Listing Details

Listing Office eXp Realty



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