# \$360,000 - 2901, 1188 3 Street Se, Calgary

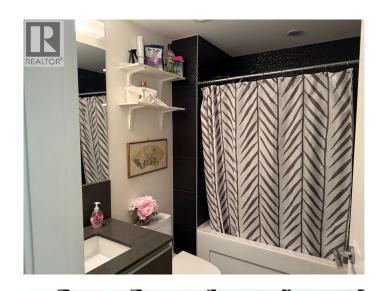
MLS® #A2256461

# \$360,000

1 Bedroom, 1.00 Bathroom, 503 sqft Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this stunning 29th-floor residence in Calgary's premier Guardian South Tower, perfectly positioned in the heart of downtown's vibrant SE district. Offering unparalleled city and mountain views, this modern home combines luxury, convenience, and lifestyle. Step inside to discover a bright, open-concept floor plan with expansive floor-to-ceiling windows that flood the space with natural light. The sleek kitchen is designed for both style and function, featuring stainless steel appliances, abundant cabinetry, and a contemporary eating area. The spacious bedroom with ample closet space and a beautifully appointed 4-piece bathroom completes this exceptional suite. Perfect for first-time buyers, investors, or professionals, this home places you within walking distance to Calgary's best restaurants, cafés, nightlife, and fitness studios, with bike lanes and transit access right outside your door. Directly across from the Stampede Grounds and Scotiabank Saddledome, you'll have the city's top entertainment at your fingertips. As a resident of The Guardian, you'II enjoy exclusive amenities, including:24/7 concierge service for security and convenienceState-of-the-art fitness centreExpansive courtyard with BBQs for outdoor entertainingStylish party room for hosting guestsDedicated workshop space for projects and hobbiesThis is more than a home â€" it's a lifestyle. Don't miss your chance to live in one of Calgary's most





prestigious towers and experience the energy of downtown living at its finest. (id:6289)

## Built in 2016

## **Essential Information**

Listing # A2256461 Price \$360,000

Bedrooms 1

Bathrooms 1.00
Square Footage 503
Acres 0.00
Year Built 2016

Type Single Family

Sub-Type Condominium/Strata

# **Community Information**

Address 2901, 1188 3 Street Se

Subdivision Beltline
City Calgary
Province Alberta
Postal Code T2G1H8

### **Amenities**

Amenities Park, Playground, Schools, Shopping, Exercise Centre, Party Room,

**Recreation Centre** 

Features Parking

Parking Spaces 1

## Interior

Appliances Refrigerator, Cooktop - Electric, Dishwasher, Oven, Microwave, Hood

Fan, Garage door opener, Washer/Dryer Stack-Up

Heating Natural gas In Floor Heating

Cooling Central air conditioning

# of Stories 44

#### **Exterior**

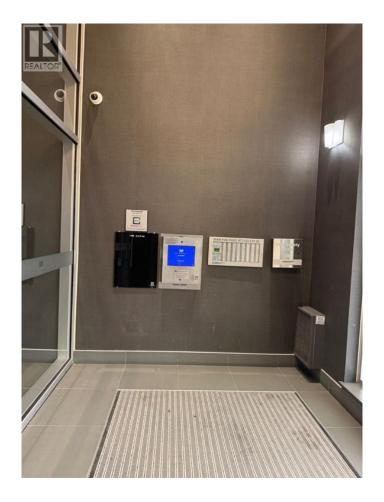
Exterior Concrete

Construction Poured concrete, Steel frame

Foundation Poured Concrete

**Listing Details** 

Listing Office Skyrock







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