$319,900 - 1906, 1188 3 Street Se, Calgary

MLS® #A2261733

$319,900

1 Bedroom, 1.00 Bathroom, 546 sqft
Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your modern retreat in the heart of Calgaryâ€™s vibrant Beltline! Perched on the 19th floor, this sleek 1-bedroom, 1-bath condo in The Guardian South Tower captures stunning PANORAMIC VIEWS of downtown Calgary and the Bow River through FLOOR-TO-CEILING WINDOWS all from your balcony.Designed for comfort and style, this thoughtfully laid-out home features contemporary finishes, bright open spaces, and elegant flooring throughout. The kitchen boasts integrated cabinetry, concealing the refrigerator and dishwasher for a seamless look, along with an INDUCTION COOKTOP and a BUILT-IN MICROWAVEâ€"perfect for the modern cook. The open-concept living area flows effortlessly, creating the ideal space to relax or entertain while taking in those incredible city views.The bedroom is filled with natural light and includes a custom BUILT-IN CLOSET system with DRAWERS, offering smart storage without the need for a dresser. A stylish 4-piece bathroom sits conveniently nearby, and IN-SUITE LAUNDRY with a STACKED WASHER AND DRYER adds everyday ease.Enjoy secure, carefree living with 24-hour concierge service, resident-only floor access, and a TITLED UNDERGROUND PARKING STALL (currently leased for $50/month). Youâ€™ll also appreciate the ASSIGNED STORAGE UNIT for your extra belongings.The Guardian sets the standard for downtown amenities: a fully equipped FITNESS CENTRE with SHOWERS, an

inviting ROOFTOP TERRACE with BBQs, a residents'€™ LOUNGE with a kitchen and games area, and even a WORKSHOP for crafts or woodworking.Perfectly positioned near the Calgary Stampede grounds, LRT, and an array of boutiques, restaurants, and entertainment, this home offers the best of urban convenience and style. Whether you're a first-time buyer, investor, or city dweller looking to downsize, this is downtown living at its finest. (id:6289)

Built in 2016

Essential Information

Listing #	A2261733
Price	$319,900
Bedrooms	1
Bathrooms	1.00
Square Footage	546
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1906, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2G1H8

Amenities

Amenities	Shopping, Exercise Centre, Recreation Centre
Features	Other
Parking Spaces	1

Interior

Appliances	Refrigerator, Dishwasher, Oven, Microwave, Washer & Dryer, Cooktop - Induction

Heating	Forced air
Cooling	Central air conditioning
# of Stories	44

Exterior

| Exterior | Brick, Concrete |
| Construction | Poured concrete |

Listing Details

| Listing Office | eXp Realty |