

# \$299,500 - 3101, 1188 3 Street Se, Calgary

MLS® #A2238613

## \$299,500

1 Bedroom, 1.00 Bathroom, 497 sqft

Residential on 0.00 Acres

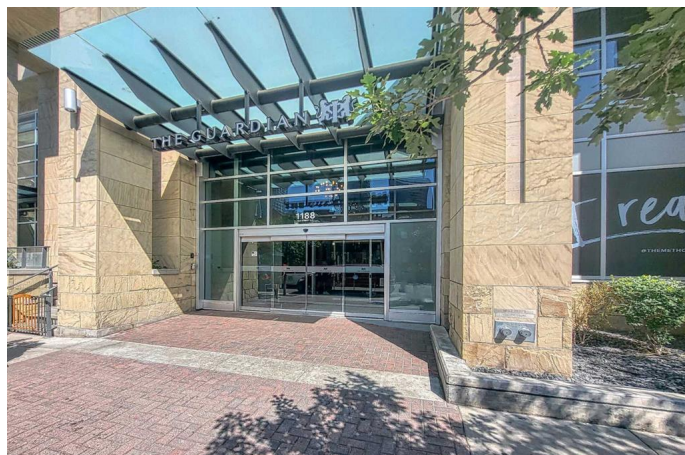
Beltline, Calgary, Alberta

Contemporary urban living at The Guardian, where elegance meets convenience. Situated on the 31st floor, this 1 bedrooms unit offers unobstructed views of the city and BMO Centre where you will enjoy the stampede fireworks from your balcony! This concrete building is a 44 story architectural masterpiece featuring modern, chic finishes with an array of amenities including security, reception services, a heated parkade, fitness haven, and a resident's lounge. You will love the bright and airy tones of this unit, quartz countertops, insuite laundry and floor to ceiling windows allowing in an abundance of natural light. Everything you need within walking distance....a great opportunity for first time buyers or investors!

Built in 2016

### Essential Information

MLS® #	A2238613
Price	\$299,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	497
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment



Style Single Level Unit  
Status Active

### Community Information

Address 3101, 1188 3 Street Se  
Subdivision Beltline  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2G 1H8

### Amenities

Amenities Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking, Recreation Room, Workshop  
Parking None

### Interior

Interior Features Open Floorplan, Quartz Counters  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer  
Heating Forced Air  
Cooling Central Air  
# of Stories 44

### Exterior

Exterior Features Balcony  
Construction Concrete

### Additional Information

Date Listed July 10th, 2025  
Days on Market 4  
Zoning DC (pre 1P2007)

### Listing Details

Listing Office MaxWell Canyon Creek

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.