

# \$349,000 - 1710, 1188 3 Street Se, Calgary

MLS® #A2241459

## \$349,000

1 Bedroom, 1.00 Bathroom, 489 sqft  
Residential on 0.00 Acres

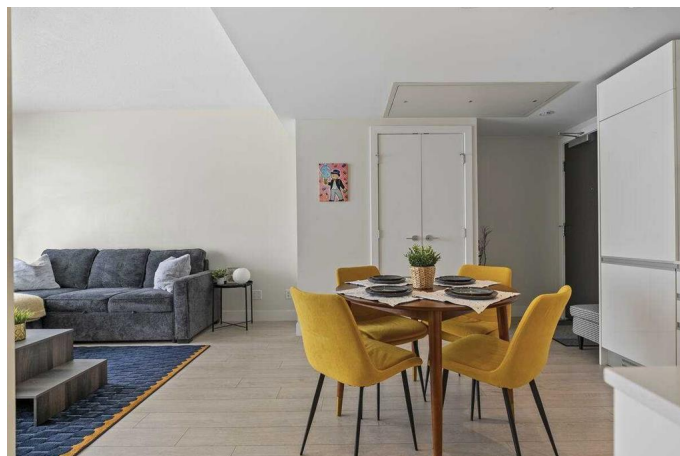
Beltline, Calgary, Alberta

Experience vibrant downtown living in this stylish 1-bedroom condo perched on the 17th floor of The Guardian South, one of Calgary's tallest residential towers. Bathed in natural light from expansive floor-to-ceiling windows, this thoughtfully designed unit offers sweeping city vistas, a sleek European-style kitchen with integrated appliances and quartz countertops, and a spa-inspired bathroom with premium finishes. Step out onto your private balcony to take in iconic views of the Saddledome and Stampede Park. Enjoy modern comforts like in-suite laundry, central A/C, titled parking, and a storage locker, along with access to premium amenities including a fitness centre, yoga studio, workshop, social lounge, outdoor terrace, and 24-hour concierge. Ideally located just steps from the C-train, East Village, Sunterra Market, and the best of Calgary's dining and entertainment, book your private showing today!

Built in 2016

## Essential Information

MLS® #	A2241459
Price	\$349,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	489



Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1710, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Bicycle Storage, Recreation Room, Storage, Workshop
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	44

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	5
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office

eXp Realty

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