# \$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

489 Square Footage







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 Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room,

Recreation Room, Secured Parking, Snow Removal, 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 103

Zoning DC (pre 1P2007)

# **Listing Details**

# Listing Office eXp Realty

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