

# \$309,900 - 1803, 1188 3 Street Se, Calgary

MLS® #A2241972

**\$309,900**

1 Bedroom, 1.00 Bathroom, 409 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Small But Mighty | Fully Furnished |  
Resort-Style Living

Welcome to your perfect urban retreat at The Guardian! Perched on the 18th floor, this sleek 1-bedroom unit proves that great things come in small packages. With a thoughtfully designed layout that maximizes every square inch, you'll be amazed at how spacious it feels.

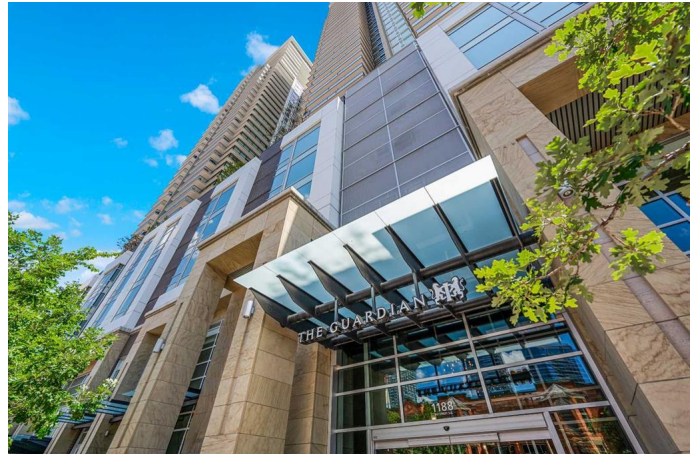
Move right in—this beauty comes fully furnished with a stylish sofa, cozy bed, and everything you need to start living your best downtown life from day one. The finishing package is absolutely stunning, with modern cabinetry, quartz countertops, and floor-to-ceiling windows framing jaw-dropping city views.

Love amenities? This building delivers: an incredible fitness center, residents' lounge, concierge service, and more. Plus, this unit comes with an assigned parking stall and storage locker—hard to find downtown!

Just steps to Stampede Park, East Village, restaurants, and shopping, this is your chance to live in Calgary's most vibrant community.

Built in 2016

## Essential Information



MLS® #	A2241972
Price	\$309,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	409
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1803, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1H8

### Amenities

Amenities	Elevator(s), Fitness Center, Park, Parking, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Trash, Car Wash, Roof Deck, Recreation Room
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Stall, Underground, Leased

### Interior

Interior Features	Elevator, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Washer, Window Coverings, Oven-Built-In, Induction Cooktop
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

### Exterior

Exterior Features	Balcony, Storage
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Construction      Concrete

### **Additional Information**

Date Listed      July 22nd, 2025

Days on Market      6

Zoning      DC (pre 1P2007)

### **Listing Details**

Listing Office      CIR Realty

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