

# \$450,000 - 3404, 1188 3 Street Se, Calgary

MLS® #A2242195

**\$450,000**

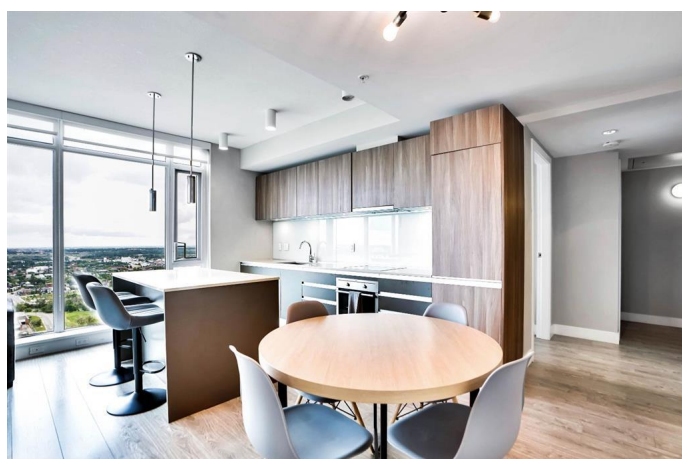
2 Bedroom, 2.00 Bathroom, 749 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\* ALL FURNITURE INCLUDED IN SALE\*\***

This stunning 2 bed/2 bath CORNER UNIT is situated on the 34th FLOOR in the prestigious Guardian building, offering breathtaking views of the southeastern sky and cityscape, including the iconic Calgary Tower. Step inside to discover an open modern concept with thermal-efficient floor-to-ceiling windows that not only provide panoramic views but also fill the space with an abundance of natural light. The kitchen is a showstopper, featuring stainless steel appliances, quartz countertops, and under-cabinet lighting. The living, dining, and kitchen areas seamlessly flow together, creating the perfect setting for entertaining friends and family. The primary bedroom boasts beautiful city-facing views and comes complete with its own 4-piece ensuite and a spacious double closet. Both bathrooms showcase upgraded tiled flooring and stylish wall tiles, with a glass stand-up rain shower head in the main bath and a deep soaker tub in the ensuite. Take advantage of evenings on the good-sized balcony, offering incredible views of the city nightlights. There's ample space for outdoor furniture, and a gas line BBQ provides the perfect setup for enjoying the outdoors. Additional features include underground parking, central A/C, and convenient in-suite laundry. The Guardian building offers a plethora of amenities, including concierge services, security, a gym and yoga studio, a workshop for your projects, and a social lounge opening onto a garden



terrace. Located in the heart of entertainment and just steps away from restaurants, bike paths, the Stampede grounds, Saddledome, East Village, shopping, and much more, this property combines luxury living with a prime location. Don't miss out on this fantastic investment opportunity - seize the moment and make this property yours today!

Built in 2016

### **Essential Information**

MLS® #	A2242195
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	749
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3404, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Workshop
Parking Spaces	1
Parking	Assigned, Underground

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	44

## Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Frame, Glass

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	6
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Real Broker
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