

# \$313,000 - 3005, 1188 3 Street Se, Calgary

MLS® #A2207539

## \$313,000

1 Bedroom, 1.00 Bathroom, 501 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this fabulous 1-bedroom unit in The Guardian SOUTH Tower, Calgary's tallest residential building. Perched on the 30th floor, this home offers views of the downtown skyline and an expansive balcony to take it all in. The bright open-concept living space boasts an impeccable layout, featuring modern Italian kitchen cabinetry, integrated appliances, and sleek finishes throughout. Enjoy top-tier amenities, including a state-of-the-art gym, workshop, social room with a garden terrace, and 24-hour security & concierge. Located in the heart of the Beltline, you're just steps from Downtown, the Stampede Grounds, Central Public Library, River Walk, Sunterra Market, parks, and the LRT.

This home presents fantastic income potential in a rapidly growing neighborhood. Don't miss your chance to invest in one of Calgary's most dynamic locations—schedule your viewing today!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2207539  |
| Price          | \$313,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 501       |



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

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3005, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H8                |

### **Amenities**

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Community Gardens, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Workshop |
| Parking Spaces | 1                                                                                                                                    |
| Parking        | Underground, Leased                                                                                                                  |

### **Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters                                                         |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Induction Cooktop |
| Heating           | Fan Coil                                                                                                |
| Cooling           | Central Air                                                                                             |
| # of Stories      | 44                                                                                                      |

### **Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Other    |
| Construction      | Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 30              |
| Zoning         | DC              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Rhinorealty |
|----------------|-------------|

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