# \$429,900 - 1804, 1188 3 Street Se, Calgary

MLS® #A2195116

## \$429,900

2 Bedroom, 2.00 Bathroom, 740 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Luxury Corner Condo in The Guardian -Stunning Views & Airbnb Approved! 2 Bedrooms | 2 Bathrooms | 739 sq ft | Corner Unit | Airbnb Approved | Panoramic City Views | Modern Upgrades

Experience downtown Calgary living at its finest in this beautiful corner unit on the 18th floor of The Guardian South, Calgary's tallest residential tower. This 739 sq ft, two-bedroom, two-bathroom condo offers breathtaking panoramic views of the city, including the iconic Calgary Tower, the vibrant Saddledome, and the picturesque Bow and Elbow Rivers.

The open floor plan features a modern upgraded kitchen with quartz counters, a central island with seating, and stainless steel appliances. The spacious living area is bathed in natural light from floor-to-ceiling windows and provides access to your large, covered balcony, perfect for entertaining and enjoying stunning sunsets. A second private balcony offers additional outdoor space.

Enjoy the convenience of in-suite laundry with a stacked washer and dryer. Includes two underground leased parking stalls.

The Guardian building offers unparalleled amenities, including concierge service, 24-hour security, a state-of-the-art gym, a social lounge with a communal table and fireplace, a yoga studio, and three high-speed elevators.

Located in a premium downtown location, you'll have easy access to Calgary's top







attractions, including the LRT station, Pixel Park, the Saddledome, BMO Centre, the new Central Library, Bow Valley College, and scenic pathways along the rivers.

Airbnb approved, offering excellent investment potential.

Don't miss this opportunity! Contact us to schedule your private showing today and experience the luxury of The Guardian!

#### Built in 2016

## **Essential Information**

MLS® # A2195116 Price \$429,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 740
Acres 0.00
Year Built 2016

Type Residential
Sub-Type Apartment
Style Apartment
Status Active

# **Community Information**

Address 1804, 1188 3 Street Se

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2G 1H8

#### **Amenities**

Amenities Elevator(s), Fitness Center, Party Room, Secured Parking, Visitor

Parking, Guest Suite

Parking Spaces 2

Parking Assigned, Parkade, Underground, Heated Garage, Leased, See

Remarks, Secured

# of Garages 2

## Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home,

See Remarks

Appliances Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator,

Washer/Dryer Stacked, Electric Cooktop, See Remarks

Heating Fan Coil
Cooling Central Air

# of Stories 44

### **Exterior**

Exterior Features Balcony, Courtyard, Private Entrance

Roof Membrane

Construction Concrete, See Remarks

Foundation Poured Concrete

# **Additional Information**

Date Listed February 18th, 2025

Days on Market 45

Zoning DC

# **Listing Details**

Listing Office Century 21 Masters

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.