

# \$430,000 - 1204, 1188 3 Street Se, Calgary

MLS® #A2242022

**\$430,000**

2 Bedroom, 2.00 Bathroom, 728 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Urban luxury meets modern design in this stunning 2-bedroom, 2-bathroom suite in the iconic Guardian South Tower â€” Calgaryâ€™s tallest residential building.

Located in the heart of the Beltline, this impeccably designed unit features floor-to-ceiling windows that frame sweeping views of the city skyline, Calgary Tower, and beyond. The open-concept layout is enhanced by custom feature walls, sleek finishes, and a bright, contemporary aesthetic.

The chef-inspired kitchen boasts high-end built-in appliances, quartz countertops, and streamlined cabinetry â€” perfect for both daily living and elevated entertaining. Both bedrooms are generously sized and well-separated for privacy, with the primary suite offering a walk-through closet and a spa-like ensuite.

Unique to this unit are two private balconies, providing extended outdoor living space to enjoy both sunrise and sunset cityscapes.

Additional highlights include in-suite laundry, central A/C, and titled underground parking.

Residents of The Guardian enjoy access to a fully equipped fitness centre, social lounge, workshop, and rooftop terrace â€” all within walking distance to Stampede Park, the Saddledome, 17th Ave, and the C-Train.



This is downtown living at its finest â€” perfect for professionals, investors, or anyone seeking an upscale urban lifestyle.

Built in 2016

### Essential Information

MLS® #	A2242022
Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	728
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1204, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### Amenities

Amenities	Fitness Center, Parking, Storage, Workshop
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks
Appliances	Built-In Oven, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Electric Cooktop
Heating	Forced Air

Cooling	Central Air
# of Stories	42

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

### **Additional Information**

Date Listed	August 18th, 2025
Days on Market	6
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	Real Broker
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