# \$360,000 - 2901, 1188 3 Street Se, Calgary

MLS® #A2256461

## \$360,000

1 Bedroom, 1.00 Bathroom, 503 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this stunning 29th-floor residence in Calgary's premier Guardian South Tower, perfectly positioned in the heart of downtown's vibrant SE district. Offering unparalleled city and mountain views, this modern home combines luxury, convenience, and lifestyle.

Step inside to discover a bright, open-concept floor plan with expansive floor-to-ceiling windows that flood the space with natural light. The sleek kitchen is designed for both style and function, featuring stainless steel appliances, abundant cabinetry, and a contemporary eating area. The spacious bedroom with ample closet space and a beautifully appointed 4-piece bathroom completes this exceptional suite.

Perfect for first-time buyers, investors, or professionals, this home places you within walking distance to Calgary's best restaurants, cafés, nightlife, and fitness studios, with bike lanes and transit access right outside your door. Directly across from the Stampede Grounds and Scotiabank Saddledome, you'II have the city's top entertainment at your fingertips.

As a resident of The Guardian, you'II enjoy exclusive amenities, including:

24/7 concierge service for security and convenience



#### State-of-the-art fitness centre

Expansive courtyard with BBQs for outdoor entertaining

Stylish party room for hosting guests

Dedicated workshop space for projects and hobbies

This is more than a home â€" it's a lifestyle. Don't miss your chance to live in one of Calgary's most prestigious towers and experience the energy of downtown living at its finest.

#### Built in 2016

#### **Essential Information**

MLS® # A2256461 Price \$360,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 503

Acres 0.00

Year Built 2016

Type Residential Sub-Type Apartment

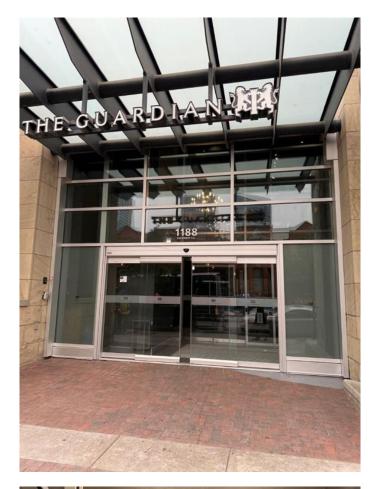
Style Single Level Unit

Status Active

# **Community Information**

Address 2901, 1188 3 Street Se

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2G1H8





### **Amenities**

Amenities Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room,

Recreation Room, Secured Parking, Snow Removal, Storage, Trash,

Visitor Parking, Workshop

Parking Spaces <sup>2</sup>

Parking Parkade

#### Interior

Interior Features Quartz Counters

Appliances Built-In Refrigerator, Dishwasher, Electric Cooktop, Garage Control(s),

Microwave, Oven-Built-In, Range Hood, Washer/Dryer Stacked

Heating In Floor, Natural Gas

Cooling Central Air

# of Stories 44

#### **Exterior**

Exterior Features Balcony

Roof Tar/Gravel

Construction Concrete, Metal Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 13th, 2025

Days on Market 1

Zoning DC (pre 1P2007)

### **Listing Details**

Listing Office Skyrock

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