

# \$300,000 - 2205, 1188 3 Street Se, Calgary

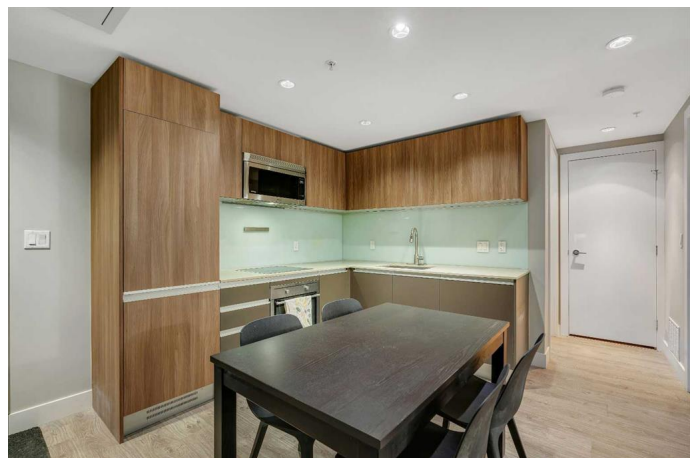
MLS® #A2205945

**\$300,000**

1 Bedroom, 1.00 Bathroom, 508 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

MOVE-IN-READY 1-BED/1-BATH CONDO W/  
CALGARY TOWER VIEWS & PREMIUM  
AMENITIES IN THE ICONIC GUARDIAN!  
SOARING ABOVE THE CITY on the 22nd  
floor of The Guardian South Tower is a  
modern and stylish 1-bed / 1-bath condo,  
offering an open-concept living space with  
floor-to-ceiling windows and a well-equipped  
Olympic gym in one of Calgary's most  
iconic high-rises! Located in the heart of  
Beltline, this unit features Vinyl flooring  
throughout, luxury cabinet-integrated  
appliances, & a private balcony showcasing  
the Calgary Tower and skyline views – a  
perfect spot to take in the city lights! Whether  
you're a young professional, first-time buyer,  
or investor, you will be pleased to find that this  
condo checks all the boxes. The sleek kitchen  
features quartz countertops, flat-panel modern  
cabinetry, built-in stainless-steel appliances,  
and an ALLURING glass backsplash. There's  
plenty of room to entertain around the dining  
table which is big enough to comfortably seat  
4, & the living space comfortably fits a cozy  
sectional and entertainment setup for laid-back  
evenings or movie nights. The bedroom  
includes a generous closet and large window,  
and the 4-piece bathroom is finished with  
clean, modern touches. To complete the unit  
there is in-suite laundry, A/C, and an assigned  
storage locker (#437, bicycle rm 3). The  
Guardian is known for providing several  
special perks for its' residents-- its  
EXCEPTIONAL amenities, including a



fully-equipped fitness centre with multiple squat racks, yoga studio, social lounge with a garden terrace, workshop, and concierge service. On top of that, the building does ALLOW short-term rentals and pets with board approval. The Guardian is also renowned for its' unbeatable location, youâ€™re just steps from Studio Bell, the Saddledome, Stampede Park, Cowboys Casino, the future Flames Arena and tons of restaurants, cafes, shopping, and transit optionsâ€”including the LRT (with free fare Downtown). Jumping in the car: Airport is a 17 min drive (17KM), and Banff is a 1hr 25 min drive (128KM).

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2205945          |
| Price          | \$300,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 508               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2205, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H8                |

### Amenities

|           |  |
|-----------|--|
| Amenities | Elevator(s), Fitness Center, Party Room, Visitor Parking |
| Parking   | None   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting                         |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Microwave Hood Fan, Washer/Dryer Stacked |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| # of Stories      | 44   |

### **Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 5               |
| Zoning         | DC              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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