

# \$349,900 - 1008, 1188 3 Street Se, Calgary

MLS® #A2239700

**\$349,900**

1 Bedroom, 1.00 Bathroom, 520 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience urban sophistication in this executive 1-bedroom condo on the 10th floor of The Guardian, one of Calgary's most iconic high-rises, located in the heart of the Beltline. Floor-to-ceiling windows frame captivating west-facing city views, bathing the open-concept layout in natural light and creating an incredible backdrop for daily living. Central air conditioning keeps the unit comfortable year-round. Culinary adventures await in the sleek, modern kitchen finished with high-gloss cabinetry, quartz countertops, a centre island and built-in appliances, perfect for hosting or quiet nights in. The living area extends effortlessly to a spacious private balcony, offering a true indoor/outdoor lifestyle and an unbeatable spot to watch the city lights. The bedroom features full-height windows, a walk-through closet and cheater access to a stylish 4-piece bathroom. In-suite laundry, titled underground parking and 24-hour security (no more lost packages!) add convenience and peace of mind. The Guardian offers an extensive array of amenities including a fully equipped fitness centre, a yoga studio, a social lounge with TVs, ping pong and a full kitchen, plus a rooftop terrace with fire tables, BBQs and lounge seating for unforgettable entertaining. There's also a workshop, bike storage, concierge service and visitor parking. Enjoy unbeatable access to downtown lifestyle perks, just steps from the C-Train, Stampede Grounds, Saddledome, East Village, the Bow



River Pathway, Repsol Centre and 17th Ave's dining, nightlife and boutique shopping. This is lock-and-leave living at its finest, with everything you need at your fingertips. Don't miss your chance to own a stunning sky-high retreat in one of Calgary's most prestigious condo towers!

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2239700          |
| Price          | \$349,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 520               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1008, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H8                |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Boating, Roof Deck, Workshop |
| Parking Spaces | 1                                                                                                       |
| Parking        | Heated Garage, Parkade, Underground                                                                     |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)                                                 |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator, Electric Cooktop |
| Heating           | In Floor                                                                                                                                             |
| Cooling           | None                                                                                                                                                 |
| # of Stories      | 44                                                                                                                                                   |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Lot Description   | Views                   |
| Roof              | Tar/Gravel              |
| Construction      | Brick, Concrete, Stucco |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 16              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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