

**905, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2240353**



**\$285,000**

|                  |                                         |               |                  |
|------------------|-----------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                                |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)      |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit             |               |                  |
| <b>Size:</b>     | 501 sq.ft.                              | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 1                                       | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Off Street, Parkade, Stall, Underground |               |                  |
| <b>Lot Size:</b> | -                                       |               |                  |
| <b>Lot Feat:</b> | -                                       |               |                  |

|                    |                                                                                   |                   |                 |
|--------------------|-----------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil                                                                          | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Tile                                                                    | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                                 | <b>Condo Fee:</b> | \$ 468          |
| <b>Basement:</b>   | -                                                                                 | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                                                                          | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Closet Organizers, Open Floorplan, Recessed Lighting, See Remarks, Stone Counters |                   |                 |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to The Guardian South Tower & Calgary's tallest residential complex, offering unmatched value in the heart of the vibrant Victoria Park district. This modern one-bedroom apartment is perfectly situated just steps from the Stampede Grounds, Cowboys Casino, the Ctrain and Calgary's new entertainment and events centre & making it an ideal choice for both homeowners and investors alike. Enjoy a sleek, open-concept layout featuring high-end contemporary finishes, floor-to-ceiling windows, a spacious bedroom with ample closet space, a well-appointed 4-piece bathroom, and in-suite laundry for added convenience. The stylish kitchen is complete with quartz countertops, integrated appliances, and modern cabinetry & perfect for everyday living or entertaining guests. The unit also features a large 72 square foot balcony. Residents of The Guardian enjoy access to premium amenities including concierge, a fully equipped fitness centre, a residents social room, and a rooftop terrace with stunning views of the city skyline and Saddledome. Whether you're seeking unbeatable urban convenience or a smart investment opportunity in Calgary's fast-growing Beltline, this is exceptional value that's not to be missed.