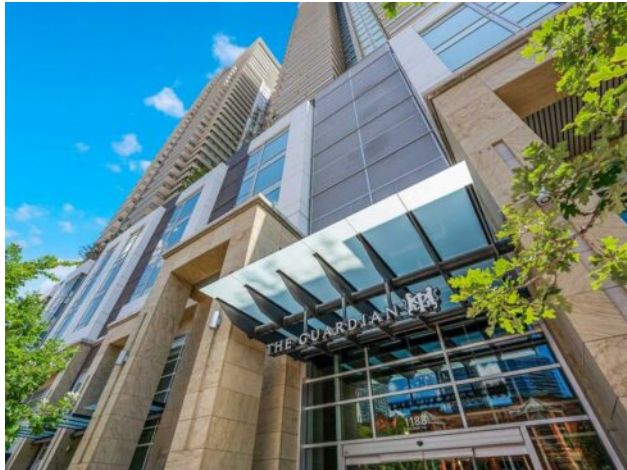


**1803, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2241972**



**\$309,900**

|                  |                                                              |               |                  |
|------------------|--------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                                                     |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                           |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                                  |               |                  |
| <b>Size:</b>     | 409 sq.ft.                                                   | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 1                                                            | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Assigned, Heated Garage, Leased, Parkade, Stall, Underground |               |                  |
| <b>Lot Size:</b> | -                                                            |               |                  |
| <b>Lot Feat:</b> | -                                                            |               |                  |

|                    |                                                                                                               |                   |                 |
|--------------------|---------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil                                                                                                      | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                             | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                                                             | <b>Condo Fee:</b> | \$ 337          |
| <b>Basement:</b>   | -                                                                                                             | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                                                                                                      | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                                             | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Elevator, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows |                   |                 |

**Inclusions:** All Furniture

Welcome to your perfect urban retreat at The Guardian! Perched on the 18th floor, this sleek 1-bedroom unit proves that great things come in small packages. With a thoughtfully designed layout that maximizes every square inch, you'll be amazed at how spacious it feels. Move right in—this beauty comes fully furnished with a stylish sofa, cozy bed, and everything you need to start living your best downtown life from day one. The finishing package is absolutely stunning, with modern cabinetry, quartz countertops, and floor-to-ceiling windows framing jaw-dropping city views. Love amenities? This building delivers: an incredible fitness center, residents' lounge, concierge service, and more. Plus, this unit comes with an assigned parking stall and storage locker—hard to find downtown! Just steps to Stampede Park, East Village, restaurants, and shopping, this is your chance to live in Calgary's most vibrant community.