

**3004, 1188 3rd Street SE  
Calgary, Alberta**

**MLS # A2255253**



## \$419,999

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	743 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall		
<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>	\$ 663
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** None

Beautiful CORNER unit at the Guardian - Calgary's tallest residential building, with panoramic city and river views. This incredible 2-bedroom, 2-bath unit is situated on the 30th floor and includes a TITLED PARKING stall and assigned storage locker. This unit is in PRISTINE CONDITION and move-in ready. This home has an open functional floor plan, wrap-around corner views to the north and the east, and TWO SPACIOUS BALCONIES. The kitchen is equipped with built-in German appliances, and a sleek modern kitchen perfect for cooking and entertaining. Floor to ceiling windows span the entire width of the suite, offering a bright airy space during the day and the ambiance of city lights at night. The primary suite is located away from the 2nd bedroom and has a walk-in closet and 4pc ensuite. The building also includes extensive amenities such as a state-of-the-art gym, workshop, social room with garden terrace, 24-hour security & concierge. Conveniently located in the Beltline community of downtown Calgary within close proximity to Downtown, the Stampede grounds, Central Public Library, River walk and parks, Sunterra Market, and the LRT. Enjoy the convenience and excitement of downtown living, while taking advantage of the ultimate opportunity to get invested into a rising neighborhood.