

**1902, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2257979**



**\$479,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	754 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 662
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

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

Discover urban luxury in this mint-condition 2-bedroom, 2-bathroom condo in The Guardian's South Tower, perfectly nestled in Calgary's vibrant Victoria Park/Beltline. Breathtaking city, river, or mountain views through floor-to-ceiling windows create an inspiring backdrop for young professionals, couples, or downsizers craving a stylish, low-maintenance lifestyle. Move-in ready with optional high-quality furniture included, this turnkey gem eliminates the hassle of setup. Enjoy a rare included parking stall, a modern kitchen with sleek finishes, and access to premium amenities like a fitness center, garden terrace with BBQs, and a social club for effortless entertaining. Steps from downtown, East Village, Stampede Park, and trendy 17th Avenue, you're at the heart of Calgary's cultural pulse. Investors, seize the rental potential in this high-demand area! Priced competitively in Calgary's balanced 2025 market, this condo won't last—book your private showing today and submit your offer before it's gone!