

**2005, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2288919**



**\$295,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	500 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Other	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 429
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** n/a

Experience elevated urban living with a VIEW in this modern one bedroom condo with titled underground parking in The Guardian South Tower, one of Calgary's most iconic high rise communities loaded with next level amenities. Inside, the thoughtfully designed open concept layout is anchored by a sleek contemporary kitchen featuring integrated executive style appliances including a hidden refrigerator, elegant quartz countertops, and modern cabinetry. The space flows seamlessly into the dining and living area, where floor to ceiling windows flood the home with natural light. Durable LVP flooring runs throughout, offering a clean modern look with easy maintenance. Step out onto the spacious covered balcony and take in vibrant city views and stunning sunsets. Glass railings showcase the Calgary skyline, including the iconic Calgary Tower. Residents enjoy impressive amenities including a massive social club with fireplace, big screen TVs, Wi Fi, and lounge seating, a fully equipped fitness centre that rivals most commercial gyms, and a beautifully landscaped garden terrace. The home includes titled, secure, heated underground parking. The building is pet friendly with approval and professionally managed, making it ideal for professionals, investors, or anyone wanting a low maintenance downtown lifestyle. Located in the heart of the Beltline, you are steps from the Stampede Grounds, Scotiabank Saddledome, transit, casinos, and endless restaurants, cafes, and shopping. A rare opportunity to own in one of Calgary's most sought after towers. Walkability and true urban living at its finest. Book your private viewing before it's gone.