

**2010, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2298444**



**\$279,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	502 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 492
<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>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to Unit 2010 at The Guardian &mdash; a stylish 20th-floor residence showcasing stunning SOUTH-FACING views of the ROCKY MOUNTAINS and Calgary's SKYLINE. This well-designed one-bedroom, one-bathroom unit offers 502 sq.ft. of efficient, open-concept living space. Floor-to-ceiling windows allow for abundant natural light throughout the day, while the private south-facing balcony is the perfect spot to relax and take in sunny days and mountain views. The modern kitchen is appointed with quartz countertops, sleek cabinetry, and contemporary finishes, flowing seamlessly into the bright living area. The unit has been FRESHLY PAINTED and features a BRAND NEW washer and dryer (2025), making it truly move-in ready. Additional features include one TITLED underground parking stall and one assigned storage locker &mdash; a valuable asset for downtown condo living. Residents of The Guardian enjoy access to premium amenities including a fully equipped fitness centre, social lounge, workshop, and professional management. Ideally situated in the heart of the Beltline, just steps to Stampede Park, LRT access, restaurants, and everyday amenities, this property is perfect for first-time buyers, professionals. \*Check out the 3D Tour\*