

**2307, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2325652**



## \$469,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 857 sq.ft.                         | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Titled, 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> | \$ 708          |
| <b>Basement:</b>   | None                           | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                       | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                              | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Kitchen Island, Open Floorplan |                   |                 |

**Inclusions:** N/A

Welcome to executive luxury living in the highly sought-after Guardian South Tower. This stunning west-facing corner unit offers breathtaking panoramic city views from virtually every room. Enjoy spectacular sunsets and the sparkling city skyline from the oversized private balcony. The Guardian has recently completed the modernization of all three elevators, providing enhanced efficiency and reliability for residents. Ideally located in the heart of Calgary's Beltline, this home is within walking distance to parks, restaurants, shopping, the downtown core, and CTrain access. You'll also enjoy close proximity to the Stampede Grounds, with convenient access to Memorial Drive and Crowchild Trail. Inside, the bright and spacious open-concept floor plan is enhanced by upgraded luxury vinyl plank flooring and floor-to-ceiling windows with custom window coverings that wrap around the entire unit, filling the space with natural light. The modern kitchen features high-end appliances, upgraded white cabinetry, quartz countertops, a custom tile backsplash, a built-in refrigerator, and a massive island with an eating bar. Good sized master bedroom that includes a walk-in closet and a private 4-piece ensuite. A second bedroom that is excellent flexibility for guests, family, or a home office, while an additional 3-piece bathroom adds convenience. The unit also includes a stackable washer and dryer, along with a spacious front foyer and large storage closet. Additional features include titled tandem heated underground parking (Stall #421 on P2) and a separate storage locker (#421) conveniently located on the second floor. Residents of the Guardian enjoy exceptional amenities, including professional security, a state-of-the-art fitness centre and yoga studio and workshop on the 6th floor, and a social club with a beautiful garden terrace on the 7th floor. This is an

incredible opportunity to own a luxury condo offering style, comfort, convenience, and some of the best views in the city. Don't miss your chance to experience downtown living at its finest.