

3304, 1188 3 Street SE
Calgary, Alberta

MLS # A2204883



\$444,988

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	739 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Gated, On Street, Parkade, Secured, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 603
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: N/A

Investor's Alert! Welcome to the stunning Guardian South Tower, A Corner Unit located on the 33rd floor with breathtaking city views! This luxury 2-bedroom, 2-bathroom unit boasts floor-to-ceiling windows, offering a bright and panoramic view of the river and downtown skyline. The spacious, open-concept floor plan is highlighted by a luxury kitchen finish, perfect for entertaining or relaxing in style. Added to this, you'll enjoy the convenience of two parking stalls—a rarity in the city! The building itself offers top-tier amenities including a fitness center, yoga studio, resident's club and terrace, workshop, bike room, and concierge services, along with 24-hour security. You'll feel like you're living in a first-class hotel every day. Located directly across from the Stampede Grounds, you're just steps away from major events like hockey games—no need to worry about traffic! Whether you're looking for a dream home or a high-performing investment with fantastic cash flow potential, this unit is a must-see.