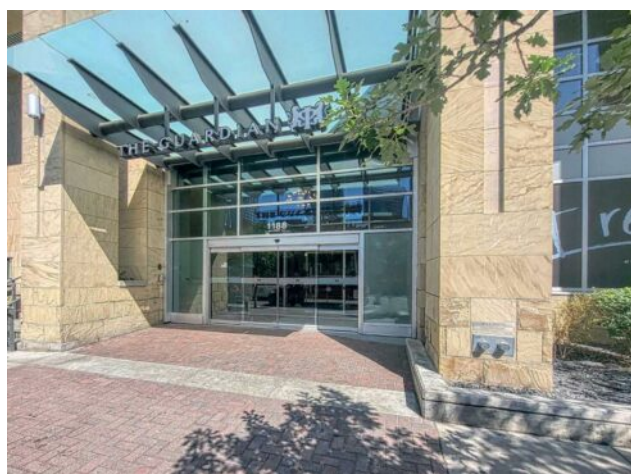


**3510, 1188 3 Street SE
Calgary, Alberta**

MLS # A2238617



\$299,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	500 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: All appliances AS IS WHERE IS

Contemporary urban living at The Guardian, where elegance meets convenience. Situated on the 35th floor, this 1 bedrooms unit offers unobstructed views of the city and BMO Centre where you will enjoy the stampede fireworks from your balcony! This concrete building is a 44 story architectural masterpiece featuring modern, chic finishes with an array of amenities including security, reception services, a heated parkade, fitness haven, and a resident's lounge. You will love the bright and airy tones of this unit, quartz countertops, insuite laundry and floor to ceiling windows allowing in an abundance of natural light. Everything you need within walking distance....a great opportunity for first time buyers or investors!