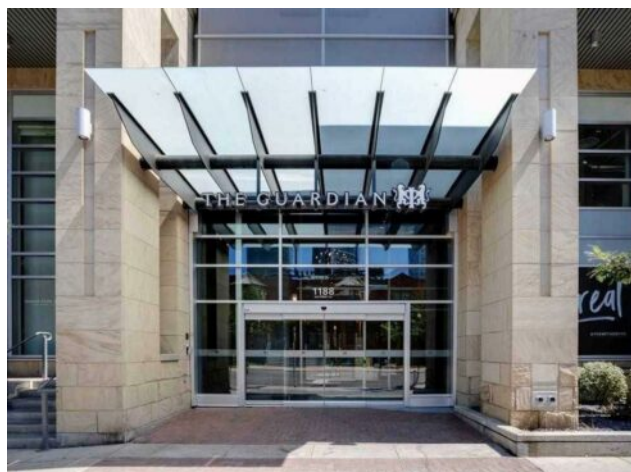


805, 1188 3 Street SE  
Calgary, Alberta

MLS # A2271766



# \$279,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	496 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: none

Situated in the heart of Downtown Calgary, this fantastic move-in-ready 1-bedroom, 1-bathroom condo offers exceptional value—whether you’re looking to call it home or explore a lucrative short-term rental opportunity (with appropriate board approval). Located in the sought-after South Tower of The Guardian, you’re just steps from the Stampede Grounds, BMO Centre, Sunterra Market, Central Library, caf  s, restaurants, nightlife, and the LRT, with river pathways and endless amenities at your doorstep. Floor-to-ceiling windows in both the living room and bedroom fill the home with natural light and showcase an open, airy layout. The contemporary European-inspired kitchen features sleek cabinetry, quartz countertops, glass backsplash, under-cabinet lighting, and a fully integrated stainless steel appliance package. Step onto your private balcony and take in impressive views of the Calgary Tower, downtown skyline, and cityscape. Additional highlights include in-suite laundry, central A/C, titled underground parking, and a separate assigned storage locker. Residents of The Guardian enjoy premium amenities: 24-hour concierge, a fully equipped fitness centre, resident lounge, garden terrace, bike storage, workshop, and pay-and-park visitor parking. Quick possession is available.