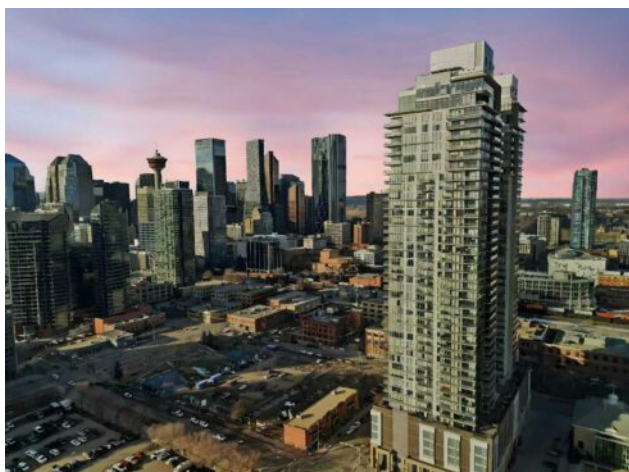


1501, 1188 3 Street SE
Calgary, Alberta

MLS # A2283677



\$300,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	497 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Storage		

Inclusions: N/A

Welcome to Unit 1501 at The Guardian — a bright and modern 1-bedroom, 1 bathroom condo offering elevated city living just outside of Calgary's downtown core. This south-facing home is filled with natural light and offers expansive views of the ever-growing Stampede Park, creating an open, airy feel throughout. The thoughtfully designed floor plan is both functional and inviting, ideal for first-time buyers, professionals, or investors. The unit includes a titled, heated underground parking stall, adding everyday convenience and year-round comfort. The Guardian is known for its exceptional amenities, including a fully equipped fitness centre, recreation and social rooms, and a common area patio complete with community BBQs and fire tables, perfect for entertaining or unwinding after a long day. Residents also enjoy access to a hobby room, offering flexible space for creative projects and personal use. Located just one block from the future Calgary Flames Event Centre and steps from Stampede Park, transit, dining, and entertainment, this is an unbeatable location for those seeking an urban lifestyle with long-term growth potential. Whether you're looking to live or invest, Unit 1501 offers comfort, convenience, and connection in one of Calgary's most dynamic communities.