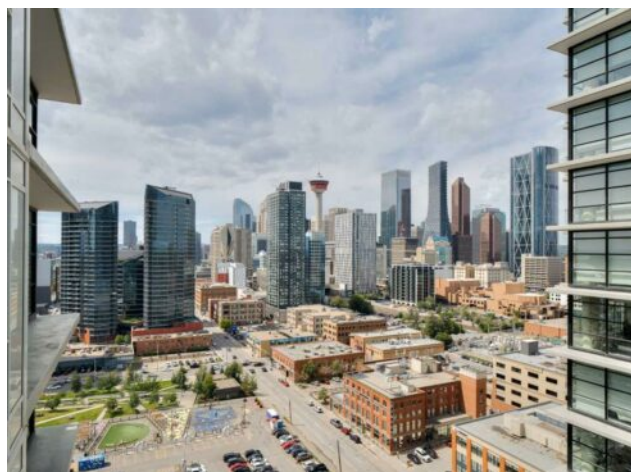


1906, 1188 3 Street SE  
Calgary, Alberta

MLS # A2285574



# \$315,000

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 492
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All Lighting Fixtures Attached, Curtains & Curtain Rods

Experience elevated urban living in The Guardian South Tower. Perched on the 19th floor, this stunning single-level condo captures sweeping views of downtown Calgary and the Bow River through expansive FLOOR-TO-CEILING WINDOWS and from your BALCONY. This bright and modern one-bedroom, one-bathroom home is thoughtfully designed with sleek flooring and an abundance of natural light throughout. The contemporary kitchen features integrated cabinetry that seamlessly conceals the refrigerator and dishwasher, an INDUCTION COOKTOP, and a BUILT-IN MICROWAVE. The OPEN-CONCEPT layout flows effortlessly into the living area—ideal for both relaxing evenings and entertaining guests. The spacious bedroom is filled with natural light and showcases incredible views, along with a BUILT-IN CLOSET SYSTEM complete with drawers, eliminating the need for additional furniture. A well-appointed four-piece bathroom is conveniently located just across the hall. In-suite laundry with a stacked washer and dryer adds everyday ease. Residents enjoy 24-hour front door security, secure floor access, a titled underground parking stall, and a separate assigned storage unit. The Guardian offers exceptional amenities, including a FULLY EQUIPPED FITNESS CENTRE with SHOWERS, a ROOFTOP TERRACE with BBQs, a stylish RESIDENTS’ LOUNGE with kitchen, a GAMES AREA, and flexible spaces for relaxing or working. There’s even a dedicated WORKSHOP for CRAFTS or woodworking projects. Located in the heart of Calgary’s vibrant Beltline, you’re just steps from the Stampede grounds, LRT stations, and an array of downtown shopping, dining, and entertainment. This is an outstanding opportunity to own a sophisticated condo in a secure, amenity-rich building in one of the city’s most dynamic

neighbourhoods.