



GRASSROOTS
REALTY GROUP

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1304, 1188 3 Street SE
Calgary, Alberta

MLS # A2226778



\$420,000

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:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Experience the best of urban living in this sophisticated, NE-facing, AIR BNB FRIENDLY CORNER UNIT at The South Guardian, offering a perfect blend of style and convenience in Calgary's vibrant Beltline district. This bright unit welcomes you with an open-concept layout featuring high ceilings, elegant laminate flooring, and abundant natural light that floods the space through the floor-to-ceiling windows. The modern kitchen comes fully equipped with sleek appliances, including a dishwasher, microwave, and washer/dryer, combining functionality with contemporary design. The spacious bedroom provides a comfortable retreat, while the well-appointed ensuite bathroom adds a touch of luxury to your daily routine. Step outside to your private balcony and enjoy the dynamic views, which include stampede fireworks in July- your personal urban oasis. Building amenities elevate your lifestyle with a state-of-the-art fitness center, party room that can be booked for your personal events, and 24/7 security, while your titled underground parking stall and assigned storage locker add valuable convenience. Located in Calgary's most walkable neighbourhood, you're just steps away from Calgary's nightlife scene, shopping and entertainment district located on the Red Mile. Enjoy quick access to Pixel Park, the Elbow River pathways, and the Victoria Park/Stampede LRT station. You will also be located across the street from Cowboy's Casino, the new and improved BMO centre, and last but not least, the future Saddledome, all with a Walk Score of 98. This pet-friendly building (restrictions) offers the perfect urban lifestyle for professionals seeking both luxury and convenience in the heart of the city. Book your exclusive tour today with your favourite Realtor.

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