



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1008, 1188 3 Street SE
Calgary, Alberta

MLS # A2239700



\$349,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	520 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	In Floor	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 486
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Experience urban sophistication in this executive 1-bedroom condo on the 10th floor of The Guardian, one of Calgary's most iconic high-rises, located in the heart of the Beltline. Floor-to-ceiling windows frame captivating west-facing city views, bathing the open-concept layout in natural light and creating an incredible backdrop for daily living. Central air conditioning keeps the unit comfortable year-round. Culinary adventures await in the sleek, modern kitchen finished with high-gloss cabinetry, quartz countertops, a centre island and built-in appliances, perfect for hosting or quiet nights in. The living area extends effortlessly to a spacious private balcony, offering a true indoor/outdoor lifestyle and an unbeatable spot to watch the city lights. The bedroom features full-height windows, a walk-through closet and cheater access to a stylish 4-piece bathroom. In-suite laundry, titled underground parking and 24-hour security (no more lost packages!) add convenience and peace of mind. The Guardian offers an extensive array of amenities including a fully equipped fitness centre, a yoga studio, a social lounge with TVs, ping pong and a full kitchen, plus a rooftop terrace with fire tables, BBQs and lounge seating for unforgettable entertaining. There's also a workshop, bike storage, concierge service and visitor parking. Enjoy unbeatable access to downtown lifestyle perks, just steps from the C-Train, Stampede Grounds, Saddledome, East Village, the Bow River Pathway, Repsol Centre and 17th Ave's dining, nightlife and boutique shopping. This is lock-and-leave living at its finest, with everything you need at your fingertips. Don't miss your chance to own a stunning sky-high retreat in one of Calgary's most prestigious condo towers!

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