



GRASSROOTS
REALTY GROUP

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808, 1188 3 Street SE
Calgary, Alberta

MLS # A2239713



\$312,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	519 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 486
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Enjoy upscale downtown living in this stylish 1-bedroom condo perched on the 8th floor of The Guardian, one of Calgary's most recognizable residential towers. Showcasing west-facing skyline views through expansive floor-to-ceiling windows, this home blends contemporary design with functional comfort. The open-concept layout features a modern kitchen with a centre island, quartz countertops and sleek cabinetry, perfect for everything from quick meals to evening entertaining. The bright living room opens to a generous balcony, creating a seamless flow between indoor and outdoor space. The bedroom offers full-height windows, a walk-through closet and convenient access to the well-appointed 4-piece bathroom. Stay cool with central air conditioning, enjoy the ease of in-suite laundry, and benefit from titled underground parking. This secure, amenity-rich building includes 24-hour concierge service, a state-of-the-art fitness centre, yoga room, workshop, lounge with TVs and kitchen and a landscaped rooftop terrace with BBQs, fire tables, and panoramic views. Located in the heart of Calgary's urban core, The Guardian puts you steps from the C-Train, Stampede Grounds, East Village, Repsol Centre, river pathways, and the restaurants, boutiques, and nightlife of 17th Avenue. Whether you're a professional, investor, or first-time buyer, this is your chance to own a sophisticated retreat in one of the city's most vibrant communities.