



GRASSROOTS
REALTY GROUP

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905, 1188 3 Street SE
Calgary, Alberta

MLS # A2240353



\$279,950

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	501 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 468
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Recessed Lighting, See Remarks, Stone Counters		

Inclusions: N/A

Welcome to The Guardian South Tower & Calgary's tallest residential complex, offering unmatched value in the heart of the vibrant Victoria Park district. This modern one-bedroom apartment is perfectly situated just steps from the Stampede Grounds, Cowboys Casino, the Ctrain and Calgary's new entertainment and events centre & making it an ideal choice for both homeowners and investors alike. Enjoy a sleek, open-concept layout featuring high-end contemporary finishes, floor-to-ceiling windows, a spacious bedroom with ample closet space, a well-appointed 4-piece bathroom, and in-suite laundry for added convenience. The stylish kitchen is complete with quartz countertops, integrated appliances, and modern cabinetry & perfect for everyday living or entertaining guests. The unit also features a large 72 square foot balcony. Residents of The Guardian enjoy access to premium amenities including concierge, a fully equipped fitness centre, a residents social room, and a rooftop terrace with stunning views of the city skyline and Saddledome. Whether you're seeking unbeatable urban convenience or a smart investment opportunity in Calgary's fast-growing Beltline, this is exceptional value that's not to be missed.