



**GRASSROOTS**  
REALTY GROUP

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1710, 1188 3 Street SE  
Calgary, Alberta

MLS # A2241459



**\$349,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	489 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** All furniture and furnishings

Experience vibrant downtown living in this stylish 1-bedroom condo perched on the 17th floor of The Guardian South, one of Calgary's tallest residential towers. Bathed in natural light from expansive floor-to-ceiling windows, this thoughtfully designed unit offers sweeping city vistas, a sleek European-style kitchen with integrated appliances and quartz countertops, and a spa-inspired bathroom with premium finishes. Step out onto your private balcony to take in iconic views of the Saddledome and Stampede Park. Enjoy modern comforts like in-suite laundry, central A/C, titled parking, and a storage locker, along with access to premium amenities including a fitness centre, yoga studio, workshop, social lounge, outdoor terrace, and 24-hour concierge. Ideally located just steps from the C-train, East Village, Sunterra Market, and the best of Calgary's dining and entertainment, book your private showing today!