



GRASSROOTS
REALTY GROUP

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1204, 1188 3 Street SE
Calgary, Alberta

MLS # A2242022



\$430,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	728 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions:	NA
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Urban luxury meets modern design in this stunning 2-bedroom, 2-bathroom suite in the iconic Guardian South Tower — Calgary's tallest residential building. Located in the heart of the Beltline, this impeccably designed unit features floor-to-ceiling windows that frame sweeping views of the city skyline, Calgary Tower, and beyond. The open-concept layout is enhanced by custom feature walls, sleek finishes, and a bright, contemporary aesthetic. The chef-inspired kitchen boasts high-end built-in appliances, quartz countertops, and streamlined cabinetry — perfect for both daily living and elevated entertaining. Both bedrooms are generously sized and well-separated for privacy, with the primary suite offering a walk-through closet and a spa-like ensuite. Unique to this unit are two private balconies, providing extended outdoor living space to enjoy both sunrise and sunset cityscapes. Additional highlights include in-suite laundry, central A/C, and titled underground parking. Residents of The Guardian enjoy access to a fully equipped fitness centre, social lounge, workshop, and rooftop terrace — all within walking distance to Stampede Park, the Saddledome, 17th Ave, and the C-Train. This is downtown living at its finest — perfect for professionals, investors, or anyone seeking an upscale urban lifestyle.