



**GRASSROOTS**  
REALTY GROUP

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

1906, 1188 3 Street SE  
Calgary, Alberta

MLS # A2242429



**\$339,900**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Beltline                           |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 546 sq.ft.                         | Age:   | 2016 (9 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | Stall, Titled                      |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                   |            |                 |
|-------------|-------------------|------------|-----------------|
| Heating:    | Forced Air        | Water:     | -               |
| Floors:     | Vinyl Plank       | Sewer:     | -               |
| Roof:       | -                 | Condo Fee: | \$ 408          |
| Basement:   | -                 | LLD:       | -               |
| Exterior:   | Brick, Concrete   | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                 | Utilities: | -               |
| Features:   | Built-in Features |            |                 |

**Inclusions:** All Lighting Fixtures Attached, Curtains

Welcome to urban living at its finest in The Guardian South Tower! This 19th-floor, single-level condo offers breathtaking views of downtown Calgary and the Bow River through FLOOR-TO-CEILING WINDOWS and from your BALCONY. With 1 bedroom and 1 bathroom, this thoughtfully designed unit is bright and modern, featuring sleek flooring and an abundance of natural light throughout. The kitchen showcases contemporary style with integrated cabinetry that conceals the refrigerator and dishwasher, an INDUCTION COOKTOP, and a BUILT-IN MICROWAVE. The open layout flows seamlessly into the living area—perfect for relaxing or entertaining. The bedroom is bright and airy with incredible VIEWS and includes a BUILT-IN CLOSET SYSTEM with DRAWERS, eliminating the need for a dresser. A 4-piece bathroom is conveniently located just across from the bedroom, and IN-SUITE LAUNDRY with stacked washer and dryer adds everyday convenience. Enjoy peace of mind with 24-hour front door security, resident-only floor access, and a TITLE UNDERGROUND PARKING STALL (\$50/month). A separate ASSIGNED STORAGE UNIT is also included. The Guardian offers top-tier amenities including a FITNESS CENTRE with SHOWERS, ROOFTOP TERRACE with BBQ, a RESIDENT’S LOUNGER with a kitchen, GAMES AREA, and plenty of space to relax or work. There's even a WORKSHOP for CRAFTS or WOODWORKING enthusiasts. Located in Calgary’s vibrant Beltline, you're steps from the Calgary Stampede grounds, LRT stations, and all the shopping, dining, and entertainment downtown has to offer. This is the perfect opportunity to own a stylish condo in a secure, amenity-rich building in one of Calgary’s most dynamic neighbourhoods.

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