



GRASSROOTS
REALTY GROUP

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

**1409, 1188 3 Street SE
Calgary, Alberta**

MLS # A2246365



\$475,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	927 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Tandem, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 890
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions: 2 Garage door controls

One of the few 900+ sq ft units currently available in The Guardian, this beautifully maintained condo stands out with its spacious layout, premium positioning, and stunning city-facing orientation. Located on the 14th floor in the highly desirable 09 stack, this home offers unobstructed skyline views of downtown Calgary and the Calgary Tower, filling the space with natural light through expansive floor-to-ceiling windows. The thoughtfully designed layout features a large, open-concept living area, ideal for both relaxing and entertaining. The modern kitchen is equipped with quartz countertops, Italian Armony Cucine cabinetry, and a sleek induction cooktop, blending style with functionality. The unit includes two well-sized bedrooms and two full bathrooms, offering comfort and privacy for residents, guests, or shared living. Step out onto your private balcony with BBQ, perfect for enjoying morning coffee or evening skyline views in your own outdoor space. This home has been exceptionally maintained and thoughtfully styled, creating a warm, upscale feel that stands apart from standard builder-grade units. Additional Features: Titled tandem parking (2 vehicles) conveniently located near the elevator. Oversized titled underground storage locker (rare within the building). 24/7 concierge & secure access. Fitness centre, yoga studio & owner's lounge. EV charging stations conveniently located just outside the building. Prime Inner-City Location: Situated in Calgary's vibrant Beltline, you are just steps from Stampede Park & BMO Centre, 17th Avenue dining & nightlife, East Village & Bow River pathways, plus cafes, restaurants, transit, and everyday amenities. This residence offers more than just a home; it provides a lifestyle of convenience and sophistication. The 09 stack is widely considered one of the best in the building for its direct views

and functional floor plan. Whether you are a professional seeking a central hub or a savvy investor looking for a premium asset, this property delivers on every front. The high-end finishes, from the designer cabinetry to the durable quartz, ensure lasting value. The building itself is a landmark of the Calgary skyline, known for its sleek glass facade and high-quality construction. With the upcoming development in the Culture and Entertainment District, this location is poised for significant future appreciation. Secure your place in the heart of the action. The property is offered unfurnished, however select furnishings may be negotiable, providing flexibility for buyers seeking a partially move-in-ready option. This is a rare chance to acquire a high-floor, large-format unit with tandem parking and oversized storage in one of Calgary's most iconic towers. Experience the best of urban living at The Guardian II. Don't miss this opportunity to own in one of Calgary's most prestigious buildings.