

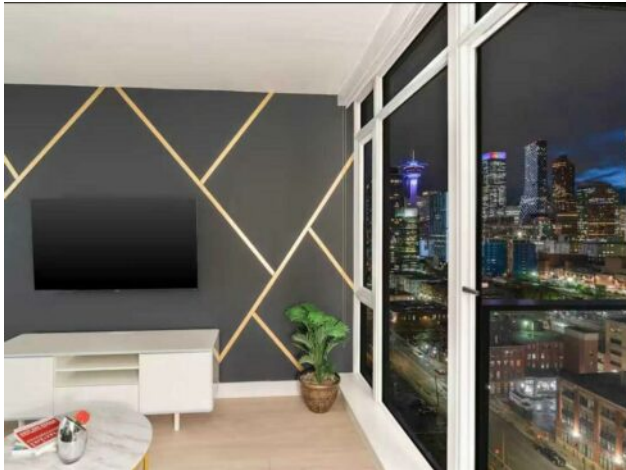


**GRASSROOTS**  
REALTY GROUP

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**1706, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2249149**



**\$340,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	507 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 393
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Recessed Lighting		

**Inclusions:** Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Induction Cooktop, Microwave Hood Fan, Washer

This stylish 1-bedroom, 1-bathroom residence sits high on the 17th floor, showcasing sweeping west-facing views of Calgary's skyline. Inside, you'll find a sleek open-concept design with bright finishes, quartz countertops, and custom cabinetry paired with light-toned vinyl plank flooring. The kitchen, equipped with premium Blomberg and AEG appliances. The living area is bathed in natural light and extends effortlessly to a spacious balcony, the perfect spot to unwind and take in the city lights. The bathroom combines function and relaxation with a deep soaker tub and clean quartz detailing. Residents of The Guardian enjoy access to a state-of-the-art fitness facility, stylish social lounge, workshop, bike storage, concierge, and 24-hour security. Positioned at the gateway to Calgary's Culture + Entertainment District, this location is second to none. You'll be steps from Stampede Park, the soon-to-be new arena, and the upcoming Green Line LRT. With all furniture negotiable, this home can be move-in ready from day one.