



GRASSROOTS
REALTY GROUP

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2810, 1188 3 Street SE
Calgary, Alberta

MLS # A2251501



\$338,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	505 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	0.21 Acre		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: none

Spectacular Views in this 1-Bedroom Layout . Luxury Living in The Guardian Welcome to your sky-high sanctuary in The Guardian—Calgary's tallest residential tower. This stunning one-bedroom condo boasts south unobstructed, panoramic views of the Rocky Mountains, Calgary skyline, and breathtaking sunsets through floor-to-ceiling west-facing windows. Offering the largest 1-bedroom floor plan in the building, this unit includes a built-in desk and bookshelf, kitchen island, and a spacious 110 sq ft balcony—perfect for working from home or entertaining guests. The modern kitchen features sleek cabinetry, integrated appliances, and undercabinet lighting, creating a clean, contemporary aesthetic. Wake up to sunrises over the Calgary Tower, and enjoy the comfort of central A/C during summer months. Enjoy five-star amenities including: 24-hour concierge service, Secure titled underground parking. Fully equipped fitness centre, Workshop, Party room, Assigned storage locker With a Walk Score of 94, you're steps from everything: Stampede LRT Station, Pixel Park, Sunterra Market, Music Mile & East Village Restaurants, cafés, and bike paths, The Elbow River and Stampede Grounds Whether you're a working professional, an investor, or seeking a vibrant urban lifestyle, this home checks every box. Come book your private showing today!