



**GRASSROOTS**  
REALTY GROUP

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2208, 1188 3 Street SE  
Calgary, Alberta

MLS # A2252518



**\$335,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	514 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 486
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

**Features:** Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Storage, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Wow, check out the views here! This one-bedroom condo has stunning, unobstructed views of the Rocky Mountains, the Calgary skyline, and sunsets. The Guardian is Calgary's tallest residential complex and features 24-hour concierge service, secure underground parking, a workshop, a well-appointed fitness center, a party room, and more! This is the largest 1-bedroom floorplan available at the Guardian and features a built-in desk and bookshelf, a kitchen island, and a 110 sq ft balcony. The kitchen has sleek cabinets with integrated appliances and undercabinet lighting. Facing west with full-height windows, the natural light is fantastic and allows you to soak in the views, including waking up facing the Calgary Tower and the beautiful colours of the sunrise. Don't worry about the heat though, you have central A/C here! This condo is perfectly set up for a working executive, getting to events & the Stampede, or as a long-term rental property. The location is a 94 on Walkscore with all your amenities being steps away. Within a 5-minute walk, you can reach the Stampede LRT station, Pixel Park, Music Mile, Sunterra Market, restaurants, bike paths, East Village, and the Elbow River. This unit also comes with a titled parking stall and assigned storage locker. Check out the virtual tour for daytime photos and book your showing today!