



**GRASSROOTS**  
REALTY GROUP

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2901, 1188 3 Street SE  
Calgary, Alberta

MLS # A2256461



**\$360,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Beltline                           |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 503 sq.ft.                         | Age:   | 2016 (9 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | Parkade                            |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                       |            |                 |
|-------------|-----------------------|------------|-----------------|
| Heating:    | In Floor, Natural Gas | Water:     | -               |
| Floors:     | Laminate, Tile        | Sewer:     | -               |
| Roof:       | Tar/Gravel            | Condo Fee: | \$ 408          |
| Basement:   | -                     | LLD:       | -               |
| Exterior:   | Concrete, Metal Frame | Zoning:    | DC (pre 1P2007) |
| Foundation: | Poured Concrete       | Utilities: | -               |
| Features:   | Quartz Counters       |            |                 |

Inclusions: n/a

Welcome to this stunning 29th-floor residence in Calgary's premier Guardian South Tower, perfectly positioned in the heart of downtown's vibrant SE district. Offering unparalleled city and mountain views, this modern home combines luxury, convenience, and lifestyle. Step inside to discover a bright, open-concept floor plan with expansive floor-to-ceiling windows that flood the space with natural light. The sleek kitchen is designed for both style and function, featuring stainless steel appliances, abundant cabinetry, and a contemporary eating area. The spacious bedroom with ample closet space and a beautifully appointed 4-piece bathroom completes this exceptional suite. Perfect for first-time buyers, investors, or professionals, this home places you within walking distance to Calgary's best restaurants, cafés, nightlife, and fitness studios, with bike lanes and transit access right outside your door. Directly across from the Stampede Grounds and Scotiabank Saddledome, you'll have the city's top entertainment at your fingertips. As a resident of The Guardian, you'll enjoy exclusive amenities, including: 24/7 concierge service for security and convenience State-of-the-art fitness centre Expansive courtyard with BBQs for outdoor entertaining Stylish party room for hosting guests Dedicated workshop space for projects and hobbies This is more than a home — it's a lifestyle. Don't miss your chance to live in one of Calgary's most prestigious towers and experience the energy of downtown living at its finest.