



**3505, 1188 3 Street SE  
Calgary, Alberta**

**MLS # A2269078**



**\$355,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	496 sq.ft.	<b>Age:</b>	2016 (10 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>	Central	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 408
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** NA

Welcome to Downtown Living at its finest where luxury meets practicality. Enjoy the unrestricted Calgary Skyline Views from the balcony. The unit is on 35th floor and all units above are sub-penthouses. The unit has been recently painted and has new LVP flooring. The residents enjoy the facilities like state of the art gym and residents lounge with kitchen, ping pong tables, TVs, books, games and so much more. The iconic Guardian towers built in 2017 stands tall as Alberta's tallest residential towers. There is underground parking available for rent or purchase. This is your opportunity to lock in your downtown living in the growing entertainment district. You are steps away from Scotia Saddledome, BMO Center, groceries, top rated cafes and Cowboys Casino. Call today to book your viewing!