



GRASSROOTS
REALTY GROUP

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

MLS # A2269078



\$355,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	496 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	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!