805, 1188 3 Street SE
Calgary, Alberta

MLS # A2271766

$279,900

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, Stall, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Fan Coil	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 492
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stone	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: none

Situated in the heart of Downtown Calgary, this fantastic move-in-ready 1-bedroom, 1-bathroom condo offers exceptional value! Located in the sought-after South Tower of The Guardian, you’re just steps from the Stampede Grounds, BMO Centre, Sunterra Market, Central Library, cafés, restaurants, nightlife, and the LRT, with river pathways and endless amenities at your doorstep. Floor-to-ceiling windows in both the living room and bedroom fill the home with natural light and showcase an open, airy layout. The contemporary European-inspired kitchen features sleek cabinetry, quartz countertops, glass backsplash, under-cabinet lighting, and a fully integrated stainless steel appliance package. Step onto your private balcony and take in impressive views of the Calgary Tower, downtown skyline, and cityscape. Additional highlights include in-suite laundry, central A/C, titled underground parking, and a separate assigned storage locker. Residents of The Guardian enjoy premium amenities: 24-hour concierge, a fully equipped fitness centre, resident lounge, garden terrace, bike storage, workshop, and pay-and-park visitor parking. Immediate possession!