



**2010, 1188 3 Street SE  
Calgary, Alberta**

**MLS # A2288015**



**\$289,800**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	502 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 492
<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>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

**SOUTH-FACING | MOUNTAIN VIEW | TITLED PARKING | 20TH FLOOR** Welcome to Unit 2010 at The Guardian &mdash; a stylish 20TH FLOOR residence offering breathtaking SOUTH-FACING views of the ROCKY MOUNTAINS and Calgary&rsquo;s SKYLINE. This thoughtfully designed one-bedroom, one-bathroom home offers 502 sq.ft. of efficient, open-concept living space. FLOOR-TO-CEILING windows fill the interior with natural light throughout the day, while the private south-facing balcony provides the perfect place to enjoy sunshine and mountain views on clear days. The modern kitchen features quartz countertops, sleek cabinetry, and contemporary finishes, flowing seamlessly into the bright living area. The unit has been FRESHLY PAINTED throughout and includes a brand new WASHER AND DRYER (2025), offering true move-in-ready convenience. Additional highlights include one TITLED underground parking stall (#271 on Level 6) and one assigned storage locker &mdash; a valuable combination in downtown high-rise living. Residents enjoy access to premium amenities including a fully equipped fitness centre, social lounge, workshop, and professional management. Ideally located in the heart of the BELTLINE, just steps to Stampede Park, LRT access, restaurants, and everyday conveniences, this home is perfect for first-time buyers, professionals, or investors seeking strong rental potential. \*Check out the 3D Tour\*