



2610, 1188 3 Street SE
Calgary, Alberta

MLS # A2297188



\$300,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	500 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters, Vinyl Windows		

Inclusions: None

Unit 2610 at The Guardian | 1 Bed | 1 Bath | Titled Underground Parking Welcome to this bright and modern south-facing 1-bedroom, 1-bathroom condo in The Guardian, offering exceptional urban living just steps from Calgary's downtown core. Flooded with natural light, this unit showcases expansive views of Stampede Park, creating an open and inviting atmosphere throughout. The well-designed layout with white themed kitchen is both functional and efficient, ideal for first-time buyers, professionals, or investors. Enjoy the added convenience of a titled, heated underground parking stall for year-round comfort. Residents of The Guardian benefit from outstanding amenities, including a fully equipped fitness centre, social and recreation rooms, a hobby/workspace room, and a shared outdoor patio with BBQs and fire tables—perfect for relaxing or entertaining. Located just one block from the future Calgary Flames Event Centre and within walking distance to Stampede Park, transit, dining, and entertainment, this property offers unmatched access and strong future value potential. An excellent opportunity to own or invest in one of Calgary's most vibrant and rapidly evolving communities.