



GRASSROOTS
REALTY GROUP

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**2906, 1188 3 Street SE
Calgary, Alberta**

MLS # A2301225



\$279,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	495 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Leased, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 428
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: None

Perched on the 29th floor of the iconic Guardian South Tower, this stunning 1 bedroom, 1 bathroom condo offers breathtaking downtown skyline views and an elevated urban lifestyle. Floor-to-ceiling windows flood the space with natural light while showcasing sweeping city vistas both day and night. The thoughtfully designed open-concept layout maximizes every square foot, featuring a modern kitchen complete with sleek cabinetry, quartz countertops, and a contemporary appliance package. The bright living area flows seamlessly to your private balcony—perfect for enjoying morning coffee or evening sunsets overlooking the heart of the city. The spacious bedroom offers comfort and functionality, while the well-appointed bathroom features clean, modern finishes. In-suite laundry adds everyday convenience, making this home ideal for professionals, first-time buyers, or investors. Residents of the Guardian enjoy premium amenities including a fully equipped fitness centre, stylish social lounge, and concierge/security services. Located in the vibrant Beltline, you’re just steps from restaurants, cafes, nightlife, and easy access to transit—putting the best of downtown living right at your doorstep. Experience elevated city living from one of Calgary’s most sought-after high-rise communities.