



1808, 1188 3 Street SE  
Calgary, Alberta

MLS # A2302394



**\$309,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	514 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 510
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** DISHWASHER, DRYER, ELECTRIC COOKTOP, GARAGE CONTROL, GARBURATOR, MICROWAVE, REFRIGERATOR, RANGE HOOD, WASHERM WINDOW COVERINGS

Welcome to the 18th floor of South Guardian Tower—this bright and spacious one-bedroom, one-bathroom condo in the South Tower offers stunning views of downtown Calgary and the mountains. Expansive windows fill the space with natural light while showcasing breathtaking scenery. The open-concept kitchen is designed for both functionality and style, featuring a central island, quartz countertops, and stainless steel appliances—perfect for cooking and entertaining. The bedroom offers floor-to-ceiling windows, a walk-through closet, and access to a sleek four-piece bathroom. Enjoy the views from your living room or step out onto your oversized private balcony to take it all in. This unit also includes a titled underground parking stall, a storage unit, and access to premium building amenities, including a modern fitness center (6th floor), yoga studio, social lounge with a garden terrace, and a meeting space. Ideally located across from the Calgary Stampede grounds and Cowboys Casino, you’re just steps from events, entertainment, dining, cafes, and boutique shopping, with quick access to Macleod Trail and Deerfoot Trail. Don’t miss this opportunity, book your private viewing today and be sure to check out the virtual tour!