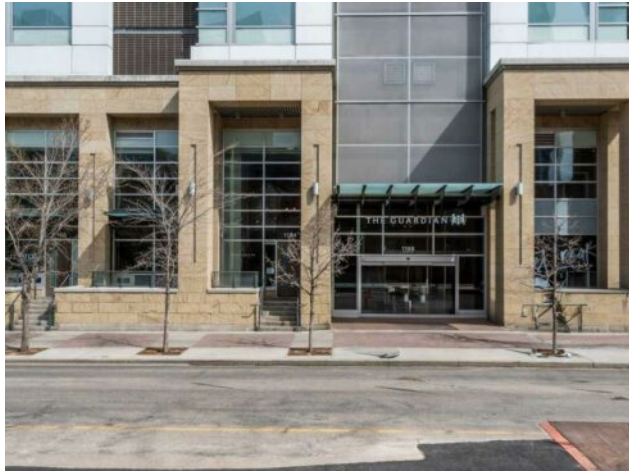




**805, 1188 3 Street SE
Calgary, Alberta**

MLS # A2122963



\$364,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	496 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 467
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Situated in the heart of Downtown Calgary!!! Own this fantastic move-in ready 1-bedroom, 1-bathroom condo or use as an exceptional investment opportunity for tapping into the short-term rental market; with proper board approval in place!!! Located in South Tower of the Guardian buildings. Steps from the popular Stampede ground, BMO convention center, cafes, Sunterra market, Central library, restaurants, nightlife with easy access to the LRT, river pathways and much, much more to discover. Floor-to-ceiling windows in the living room and bedroom creates bright open space. Contemporary European style kitchen featuring sleek cabinetry, glass backsplash, quartz counters, under cabinet lighting and stainless steel appliance package offering integrated refrigerator and dishwasher. Take a look at the impressive views from your balcony... the iconic Calgary Tower, Calgary Downtown and city skyline!! Additional features include insuite laundry, central A/C, titled underground parking and separate assigned storage locker. The Guardian offers full amenities including 24hr Concierge, fully loaded gym, resident's lounge, garden terrace, bike storage room, workshop and visitor parking (Pay and park). Quick possession is available.