



**3510, 1188 3 Street SE  
Calgary, Alberta**

**MLS # A2133660**



**\$319,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	512 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 393
<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>	High Ceilings		

**Inclusions:** N/A

Beautiful one bedroom unit on upper floor with an amazing view of the city skyline and Rocky Mountains in the Guardian South tower. Easy walk to the new BMO Center, LRT station and Calgary's downtown business district. Open floor plan with 9 ft ceilings and floor to ceiling windows bring lots of natural light. Good size kitchen with quartz counters and eating area. Sunny south facing balcony with glass panel railing. This South Tower of the Guardian is currently allowed Airbnb short term rental perfect for using it as investment property or first time home. Book your private viewing and do not miss this opportunity. Please give lots of notice for showing since it is currently an Airbnb unit. Please leave offer open for 48 hours.