



2204, 1188 3 Street SE
Calgary, Alberta

MLS # A2142873



\$478,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	743 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Leased, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Other, See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: All window coverings

Welcome to the Guardian! This 22nd floor corner unit has amazing city views from every window and 2 balconies to enjoy! The open floor plan features a pristine white kitchen with quartz counters, central island with seating and plenty of cabinets, a living room surrounded with floor to ceilings windows and access to your large covered balcony. There are 2 primary bedrooms each with their own ensuite and the one has a private balcony with views south of Calgary and Stampede Park. This executive style unit has porcelain tile throughout, new laminate flooring in 2023 and insuite laundry with brand new washer & dryer. You also get a titled storage unit and 1 leased parking stall to complete this unit. The Guardian has much to offer from the fitness centre, workshops, concierge, and social rooms to only being steps away from transit, Stampede Park and minutes walk to 17 Avenue and the downtown core. Air BNB's are allowed (with approval), amazing opportunity for a first time buyer or investor.