



**2410, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2153035**



**\$354,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	501 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 450
<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>	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** None

Discover this immaculate air-conditioned condo in the South Tower of the Guardian, offering unparalleled views of the Rocky Mountains and an abundance of southern sunlight. The expansive floor-to-ceiling windows not only showcase these breathtaking views but also flood the living space with bright, cheerful light. The European-style natural wood veneer cabinets, complemented by sleek modern accents, harmonize beautifully with the home's earthy decor. The kitchen features state-of-the-art appliances, including a conveniently placed in-suite laundry system. The primary bedroom exudes a sophisticated and contemporary vibe, highlighted by 9-foot ceilings that extend into the living room, enhancing the spacious and airy feel of the home. Residents of the Guardian enjoy a wealth of amenities designed to enhance their lifestyle. These include an outstanding entertainment center complete with a garden terrace and BBQ area, a well-equipped fitness room, and a practical workshop. The building also offers the convenience and security of a concierge service and on-site security personnel. Additional perks include an assigned storage cage and a titled parking stall, providing ample storage and parking solutions. Perfectly situated just steps away from the LRT station, this gem of a property offers both convenience and luxury, making it an ideal choice for those seeking a vibrant urban lifestyle. Don't miss the opportunity to make this extraordinary condo your new home!