



**3504, 1188 3 Street SE
Calgary, Alberta**

MLS # A2180033



\$469,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	770 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Electric Gate, Enclosed, Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: All furniture, all drapes.

A great opportunity to own an apartment in a prestige building in downtown Calgary. AIRBNB friendly, this beautiful unit is on the 35th floor offering a breath taking views of the city, (2) two bedrooms, (2) two bathrooms, corner unit with two balconies, in suite laundry, in the prestigious Guardian, the floor to ceiling windows offer a panoramic view with an abundance of natural light during the day and an incredible views of the city night lights, the two balconies offer an ample space for your BBQ with a gas line, furniture are included, this building offers many services which includes, concierge services, security, yoga studio, gym, social lounge opening onto a garden terrace and an under ground parking, located steps away from restaurants, stamped ground, Saddledome, shopping and much more, don't miss this opportunity to own an investment property.