



**GRASSROOTS**  
REALTY GROUP

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1608, 1188 3 Street SE  
Calgary, Alberta

MLS # A2187722



**\$338,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	517 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 486
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to The Guardian, Calgary's high-rise condo living! This stunning west-facing unit offers breathtaking mountain views and a modern, open-concept floor plan designed for both comfort and style. The sleek kitchen boasts quartz countertops, a functional island, and ample storage, including a convenient desk/storage cutout—perfect for work-from-home days. The spacious primary suite features a walkthrough closet, leading to a well-appointed bathroom. Enjoy the convenience of in-suite stacked washer and dryer, along with titled underground parking and an assigned storage locker. Step out onto your private balcony to soak in the sunset or entertain friends with access to the building's firepit and BBQ area. Stay active with the on-site fitness center, and take advantage of the flexibility of SHORT TERM RENTALS (with approval).