



**GRASSROOTS**  
REALTY GROUP

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1308, 1188 3 Street SE  
Calgary, Alberta

MLS # A2199484



**\$329,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	521 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 486
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

**\*\*OPEN HOUSE SATURDAY MAY 10 FROM 12PM-2PM\*\* STUNNING CITY & MOUNTAIN VIEWS | SHORT TERM RENTAL FRIENDLY | TITLED UNDERGROUND PARKING + STORAGE | LUXURY FINISHES + AC | UNBEATABLE DOWNTOWN LOCATION | INCREDIBLE AMENITIES | 520 SQ FT OF LIVING SPACE (1 BED + DEN/1 BATH) All in "THE GUARDIAN"** - An exceptional building just steps from Pixel Park, where you can enjoy pickleball and basketball courts, a skateboard plaza, and an off-leash dog park. You're also within walking distance of trendy cafes, gourmet restaurants, grocery stores, bike paths, and the iconic Stampede Grounds and BMO Centre. With Calgary's highly anticipated new arena on the horizon, this location is only becoming more desirable! An incredible opportunity for first-time homebuyers and investors alike, this condo offers breathtaking panoramic views of downtown and the mountains. Floor-to-ceiling windows flood the space with natural light, highlighting the sleek modern design. The open-concept kitchen is equipped with seamlessly integrated built-in appliances, quartz countertops, and gloss cabinetry complete with a soft-close system. The induction cooktop with touchscreen controls adds both style and convenience to your culinary experience. The spacious bedroom features a walk-through closet leading to a beautifully finished four-piece bathroom. Step outside onto the expansive west-facing balcony, perfect for enjoying Calgary's stunning sunsets. The South Guardian Tower offers exceptional amenities, including a concierge, a fully equipped fitness center, a yoga studio, a social lounge, and even a creative workshop space. This pet-friendly building is also Airbnb-friendly, adding flexibility for homeowners and investors alike! Don't miss your chance to own a

piece of Calgary’s vibrant Beltline community. Schedule your private viewing today!