



GRASSROOTS
REALTY GROUP

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2804, 1188 3 Street SE
Calgary, Alberta

MLS # A2205422



\$469,999

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	739 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions:	N/A
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AIR BNB ALLOWED!!! FULLY FURNISHED!!! Own a stunning 28th-floor corner suite at The Guardian. This immaculate 2-bedroom, 2-bath unit features double balconies with downtown views, floor-to-ceiling windows, stainless steel appliances, and a luxurious primary ensuite. The second bedroom offers balcony access and a 3-piece bath. The unit includes tandem underground parking (one Titled and one assigned) and 24-hour security. Located near the Stampede Grounds with access to vibrant community amenities, this property is Airbnb-friendly and can be sold fully furnished. Don't miss out—Contact a realtor today!