



GRASSROOTS
REALTY GROUP

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3005, 1188 3 Street SE
Calgary, Alberta

MLS # A2207539



\$313,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	501 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Leased, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this fabulous 1-bedroom unit in The Guardian SOUTH Tower, Calgary's tallest residential building. Perched on the 30th floor, this home offers views of the downtown skyline and an expansive balcony to take it all in. The bright open-concept living space boasts an impeccable layout, featuring modern Italian kitchen cabinetry, integrated appliances, and sleek finishes throughout. Enjoy top-tier amenities, including a state-of-the-art gym, workshop, social room with a garden terrace, and 24-hour security & concierge. Located in the heart of the Beltline, you're just steps from Downtown, the Stampede Grounds, Central Public Library, River Walk, Sunterra Market, parks, and the LRT. This home presents fantastic income potential in a rapidly growing neighborhood. Don't miss your chance to invest in one of Calgary's most dynamic locations—schedule your viewing today!