

# \$411,000 - 1304, 1188 3 Street Se, Calgary

MLS® #A2208482

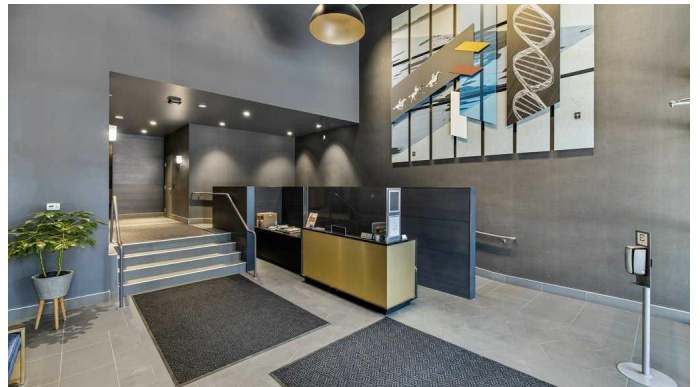
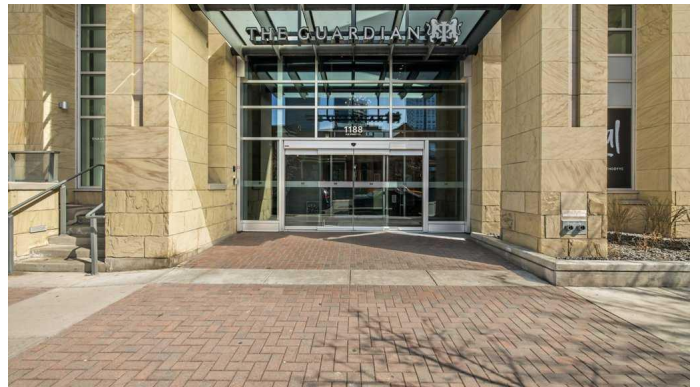
**\$411,000**

2 Bedroom, 2.00 Bathroom, 739 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience the best of urban living in this sophisticated, NE-facing, AIR BNB FRIENDLY CORNER UNIT at The South Guardian, offering a perfect blend of style and convenience in Calgary's vibrant Beltline district. This bright unit welcomes you with an open-concept layout featuring high ceilings, elegant laminate flooring, and abundant natural light that floods the space through the floor-to-ceiling windows. The modern kitchen comes fully equipped with sleek appliances, including a dishwasher, microwave, and washer/dryer, combining functionality with contemporary design. The spacious bedroom provides a comfortable retreat, while the well-appointed ensuite bathroom adds a touch of luxury to your daily routine. Step outside to your private balcony and enjoy the dynamic views, which include stampede fireworks in July- your personal urban oasis. Building amenities elevate your lifestyle with a state-of-the-art fitness center, party room that can be booked for your personal events, and 24/7 security, while your titled underground parking stall and assigned storage locker add valuable convenience. Located in Calgary's most walkable neighbourhood, you're just steps away from Calgary's nightlife scene, shopping and entertainment district located on the Red Mile. Enjoy quick access to Pixel Park, the Elbow River pathways, and the Victoria Park/Stampede LRT station. You will also be located across the street from Cowboy's Casino, the new and improved BMO



centre, and last but not least, the future Saddledome, all with a Walk Score of 98. This pet-friendly building (restrictions) offers the perfect urban lifestyle for professionals seeking both luxury and convenience in the heart of the city. Book your exclusive tour today with your favourite Realtor.

Built in 2016

### Essential Information

MLS® #	A2208482
Price	\$411,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	739
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1304, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking, Recreation Room, Workshop
Parking Spaces	1
Parking	Stall, Titled, Underground

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	42

## Exterior

Exterior Features	None
Construction	Stucco, Metal Frame

## Additional Information

Date Listed	April 15th, 2025
Zoning	DC

## Listing Details

Listing Office	CIR Realty
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