

# \$349,000 - 1710, 1188 3 Street Se, Calgary

MLS® #A2241459

## \$349,000

1 Bedroom, 1.00 Bathroom, 489 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience vibrant downtown living in this stylish 1-bedroom condo perched on the 17th floor of The Guardian South, one of Calgary's tallest residential towers. Bathed in natural light from expansive floor-to-ceiling windows, this thoughtfully designed unit offers sweeping city vistas, a sleek European-style kitchen with integrated appliances and quartz countertops, and a spa-inspired bathroom with premium finishes. Step out onto your private balcony to take in iconic views of the Saddledome and Stampede Park. Enjoy modern comforts like in-suite laundry, central A/C, titled parking, and a storage locker, along with access to premium amenities including a fitness centre, yoga studio, workshop, social lounge, outdoor terrace, and 24-hour concierge. Ideally located just steps from the C-train, East Village, Sunterra Market, and the best of Calgary's dining and entertainment, book your private showing today!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241459  |
| Price          | \$349,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 489       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1710, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H8                |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Bicycle Storage, Recreation Room, Storage, Workshop |
| Parking Spaces | 1                                                                                                                                    |
| Parking        | Underground                                                                                                                          |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | Central Air                                                                                  |
| # of Stories      | 44                                                                                           |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 44              |
| Zoning         | DC (pre 1P2007) |

### Listing Details

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