

# \$430,000 - 1204, 1188 3 Street Se, Calgary

MLS® #A2242022

**\$430,000**

2 Bedroom, 2.00 Bathroom, 728 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Urban luxury meets modern design in this stunning 2-bedroom, 2-bathroom suite in the iconic Guardian South Tower – Calgary’s tallest residential building.

Located in the heart of the Beltline, this impeccably designed unit features floor-to-ceiling windows that frame sweeping views of the city skyline, Calgary Tower, and beyond. The open-concept layout is enhanced by custom feature walls, sleek finishes, and a bright, contemporary aesthetic.

The chef-inspired kitchen boasts high-end built-in appliances, quartz countertops, and streamlined cabinetry – perfect for both daily living and elevated entertaining. Both bedrooms are generously sized and well-separated for privacy, with the primary suite offering a walk-through closet and a spa-like ensuite.

Unique to this unit are two private balconies, providing extended outdoor living space to enjoy both sunrise and sunset cityscapes.

Additional highlights include in-suite laundry, central A/C, and titled underground parking.

Residents of The Guardian enjoy access to a fully equipped fitness centre, social lounge, workshop, and rooftop terrace – all within walking distance to Stampede Park, the Saddledome, 17th Ave, and the C-Train.



This is downtown living at its finest – perfect for professionals, investors, or anyone seeking an upscale urban lifestyle.

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2242022          |
| Price          | \$430,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 728               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1204, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H8                |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Fitness Center, Parking, Storage, Workshop |
| Parking Spaces | 1                                          |
| Parking        | Titled, Underground                        |

**Interior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks                                               |
| Appliances        | Built-In Oven, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Electric Cooktop |
| Heating           | Forced Air                                                                                |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 42          |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 16                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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