

# \$349,900 - 1008, 1188 3 Street Se, Calgary

MLS® #A2239700

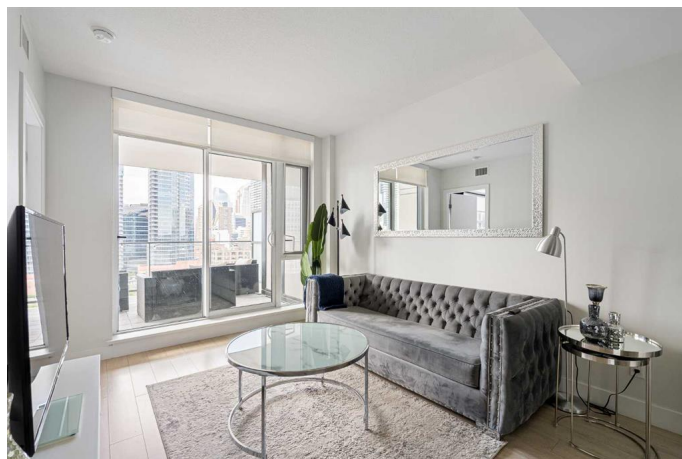
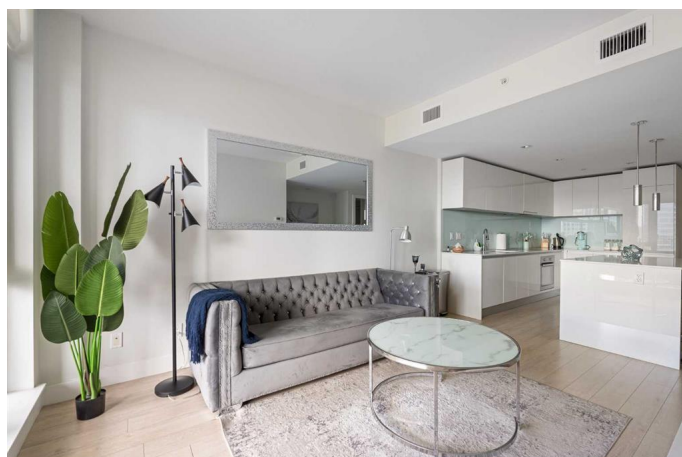
**\$349,900**

1 Bedroom, 1.00 Bathroom, 520 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience urban sophistication in this executive 1-bedroom condo on the 10th floor of The Guardian, one of Calgary's most iconic high-rises, located in the heart of the Beltline. Floor-to-ceiling windows frame captivating west-facing city views, bathing the open-concept layout in natural light and creating an incredible backdrop for daily living. Central air conditioning keeps the unit comfortable year-round. Culinary adventures await in the sleek, modern kitchen finished with high-gloss cabinetry, quartz countertops, a centre island and built-in appliances, perfect for hosting or quiet nights in. The living area extends effortlessly to a spacious private balcony, offering a true indoor/outdoor lifestyle and an unbeatable spot to watch the city lights. The bedroom features full-height windows, a walk-through closet and cheater access to a stylish 4-piece bathroom. In-suite laundry, titled underground parking and 24-hour security (no more lost packages!) add convenience and peace of mind. The Guardian offers an extensive array of amenities including a fully equipped fitness centre, a yoga studio, a social lounge with TVs, ping pong and a full kitchen, plus a rooftop terrace with fire tables, BBQs and lounge seating for unforgettable entertaining. There's also a workshop, bike storage, concierge service and visitor parking. Enjoy unbeatable access to downtown lifestyle perks, just steps from the C-Train, Stampede Grounds, Saddledome, East Village, the Bow



River Pathway, Repsol Centre and 17th Ave's dining, nightlife and boutique shopping. This is lock-and-leave living at its finest, with everything you need at your fingertips. Don't miss your chance to own a stunning sky-high retreat in one of Calgary's most prestigious condo towers!

Built in 2016

### Essential Information

MLS® #	A2239700
Price	\$349,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	520
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1008, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### Amenities

Amenities	Boating, Elevator(s), Fitness Center, Party Room, Recreation Room, Roof Deck, Secured Parking, Workshop
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Sump Pump(s)
Appliances	Built-In Refrigerator, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings, Oven-Built-In
Heating	In Floor
Cooling	None
# of Stories	44

## Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco

## Additional Information

Date Listed	July 21st, 2025
Days on Market	46
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	eXp Realty
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