

# \$312,000 - 808, 1188 3 Street Se, Calgary

MLS® #A2239713

**\$312,000**

1 Bedroom, 1.00 Bathroom, 519 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Enjoy upscale downtown living in this stylish 1-bedroom condo perched on the 8th floor of The Guardian, one of Calgary's most recognizable residential towers. Showcasing west-facing skyline views through expansive floor-to-ceiling windows, this home blends contemporary design with functional comfort. The open-concept layout features a modern kitchen with a centre island, quartz countertops and sleek cabinetry, perfect for everything from quick meals to evening entertaining. The bright living room opens to a generous balcony, creating a seamless flow between indoor and outdoor space. The bedroom offers full-height windows, a walk-through closet and convenient access to the well-appointed 4-piece bathroom. Stay cool with central air conditioning, enjoy the ease of in-suite laundry, and benefit from titled underground parking. This secure, amenity-rich building includes 24-hour concierge service, a state-of-the-art fitness centre, yoga room, workshop, lounge with TVs and kitchen and a landscaped rooftop terrace with BBQs, fire tables, and panoramic views. Located in the heart of Calgary's urban core, The Guardian puts you steps from the C-Train, Stampede Grounds, East Village, Repsol Centre, river pathways, and the restaurants, boutiques, and nightlife of 17th Avenue. Whether you're a professional, investor, or first-time buyer, this is your chance to own a sophisticated retreat in one of the city's most vibrant communities.



Built in 2016

### Essential Information

MLS® #	A2239713
Price	\$312,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	519
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	808, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Workshop
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Central Air

# of Stories	44
Basement	None

### Exterior

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

### Additional Information

Date Listed	July 21st, 2025
Days on Market	50
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	eXp Realty
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