

1906, 1188 3 Street SE
Calgary, Alberta

MLS # A2261733

\$319,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	546 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features		

Inclusions: All Lighting Fixtures Attached, Curtains

Welcome to your modern retreat in the heart of Calgary's vibrant Beltline! Perched on the 19th floor, this sleek 1-bedroom, 1-bath condo in The Guardian South Tower captures stunning PANORAMIC VIEWS of downtown Calgary and the Bow River through FLOOR-TO-CEILING WINDOWS all from your balcony. Designed for comfort and style, this thoughtfully laid-out home features contemporary finishes, bright open spaces, and elegant flooring throughout. The kitchen boasts integrated cabinetry, concealing the refrigerator and dishwasher for a seamless look, along with an INDUCTION COOKTOP and a BUILT-IN MICROWAVE—perfect for the modern cook. The open-concept living area flows effortlessly, creating the ideal space to relax or entertain while taking in those incredible city views. The bedroom is filled with natural light and includes a custom BUILT-IN CLOSET system with DRAWERS, offering smart storage without the need for a dresser. A stylish 4-piece bathroom sits conveniently nearby, and IN-SUITE LAUNDRY with a STACKED WASHER AND DRYER adds everyday ease. Enjoy secure, carefree living with 24-hour concierge service, resident-only floor access, and a TITLED UNDERGROUND PARKING STALL (currently leased for \$50/month). You'll also appreciate the ASSIGNED STORAGE UNIT for your extra belongings. The Guardian sets the standard for downtown amenities: a fully equipped FITNESS CENTRE with SHOWERS, an inviting ROOFTOP TERRACE with BBQs, a residents' LOUNGE with a kitchen and games area, and even a WORKSHOP for crafts or woodworking. Perfectly positioned near the Calgary Stampede grounds, LRT, and an array of boutiques, restaurants, and entertainment, this home offers the best of urban convenience and style. Whether you're a first-time

buyer, investor, or city dweller looking to downsize, this is downtown living at its finest.