

**1803, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2278333**



**\$299,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	409 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Leased, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 337
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows		

**Inclusions:** Everything is included

Welcome to elevated downtown living at The Guardian. Situated on the 18th floor, this thoughtfully designed 1-bedroom residence offers a smart, efficient layout that lives larger than its footprint—perfect for urban professionals, investors, or anyone craving a lock-and-leave lifestyle. The unit is fully furnished, making it an effortless move-in or turnkey investment. Clean lines, modern cabinetry, quartz countertops, and expansive floor-to-ceiling windows create a contemporary space filled with natural light and striking city views. Residents of The Guardian enjoy first-class amenities including a state-of-the-art fitness centre, residents’ lounge, concierge service, and secure building access. An assigned parking stall and storage locker—rare finds in the core—complete the package. Steps from Stampede Park, East Village, dining, shopping, and transit, this is downtown Calgary living at its best—stylish, convenient, and connected.