

**2502, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2293638**



**\$469,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 634
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Fobs

Welcome to The Guardian South Tower, where this 25th-floor 2-bedroom, 2-bathroom condo offers over 700 sq. ft. of downtown living in one of Calgary's most recognized towers. The open-concept layout is bright and functional, with a comfortable flow and a private southeast-facing balcony that adds to the appeal. This unit also includes titled tandem heated underground parking for 2 vehicles, a rare bonus for downtown living. Residents enjoy excellent amenities including 24-hour security, concierge service, 3 elevators, a recently upgraded fitness centre with yoga studio, resident's club and terrace, workshop, and bike storage. Set in the heart of Victoria Park/Beltline, you are just steps from the BMO Centre, Stampede Park, the new arena district, Arts Commons, the Red Line LRT, East Village, 17th Avenue, and Inglewood. Whether you are buying to live in or invest, this is a great opportunity to own in a prime inner-city location. Additional monthly fee for tandem parking is \$125.44.