

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

MLS® #A2239700

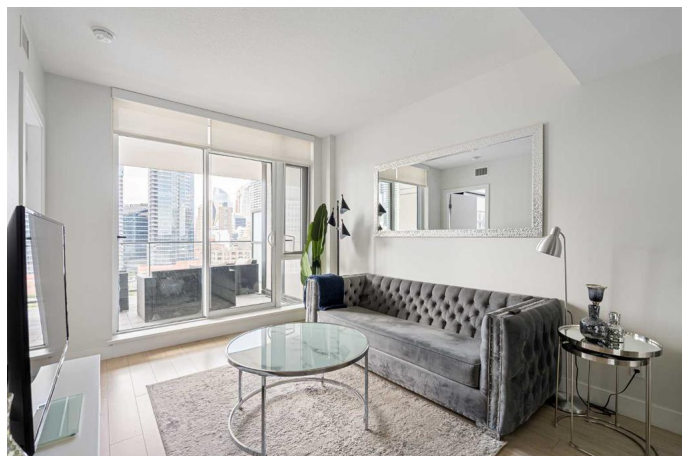
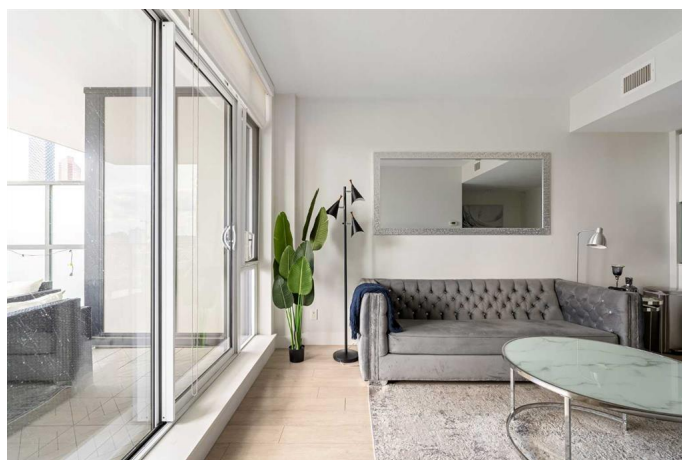
**\$349,900**

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

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator, Electric Cooktop
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	22
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.