

\$444,988 - 3304, 1188 3 Street Se, Calgary

MLS® #A2204883

\$444,988

2 Bedroom, 2.00 Bathroom, 739 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Investor's Alert!

Welcome to the stunning Guardian South Tower, A Corner Unit located on the 33rd floor with breathtaking city views! This luxury 2-bedroom, 2-bathroom unit boasts floor-to-ceiling windows, offering a bright and panoramic view of the river and downtown skyline. The spacious, open-concept floor plan is highlighted by a luxury kitchen finish, perfect for entertaining or relaxing in style.

Added to this, you'll enjoy the convenience of two parking stalls—a rarity in the city!

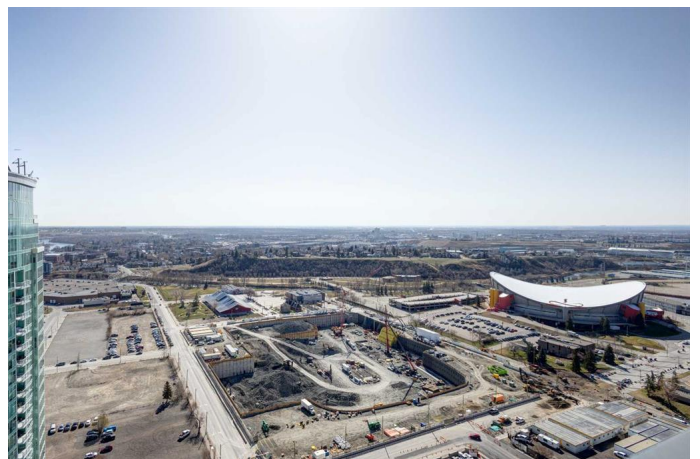
The building itself offers top-tier amenities including a fitness center, yoga studio, resident's club and terrace, workshop, bike room, and concierge services, along with 24-hour security. You'll feel like you're living in a first-class hotel every day.

Located directly across from the Stampede Grounds, you're just steps away from major events like hockey games—no need to worry about traffic!

Whether you're looking for a dream home or a high-performing investment with fantastic cash flow potential, this unit is a must-see.

Built in 2016

Essential Information



MLS® #	A2204883
Price	\$444,988
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	739
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3304, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Roof Deck, Secured Parking, Trash, Visitor Parking, Workshop
Parking Spaces	2
Parking	Parkade, Secured, Titled, Underground, Gated, On Street, Tandem
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Garburator, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator, Built-In Freezer
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	40

Exterior

Exterior Features	Balcony, Barbecue, Courtyard
Roof	Membrane
Construction	Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	2
Zoning	DC

Listing Details

Listing Office	RE/MAX Realty Professionals
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