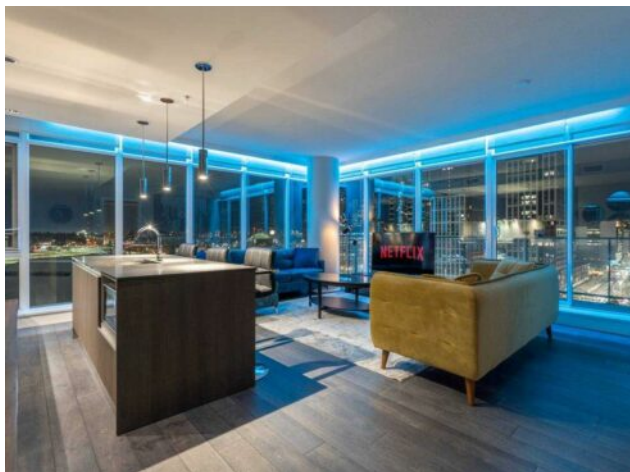


1109, 1188 3 Street SE
Calgary, Alberta

MLS # A2269760



\$475,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	917 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 848
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to The Guardian, one of Calgary's tallest residential tower, offering an extraordinary blend of luxury, location, and lifestyle in the heart of downtown. This presidential suite showcases breathtaking city skyline views through floor to ceiling windows and a spacious, open concept layout designed for modern living. Rarely available, this exceptional unit includes two parking stalls. Residents enjoy 24 hour security, a state of the art fitness centre, social lounge, workshop, and convenient guest suites, all within one of Calgary's most sought after addresses. Steps from the Saddledome, Stampede Park, trendy restaurants, cafés, and the city's vibrant nightlife, The Guardian places you at the centre of it all. Whether you're a first time buyer, savvy investor, or looking for a lock and leave luxury lifestyle, delivers unmatched comfort, convenience, and sophistication urban living at its finest.