

**1707, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2287512**



**\$465,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	818 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 708
<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>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** All TV's and mounts

Welcome to the Gaurdian, South Tower. Truly one of Calgary's most sought after and spectacular buildings. This 2 bedroom, 2 bathroom home is unlike any other you have seen. Walking in you are greeted with gorgeous laminate floors, a white and gold feature wall and custom light fixtures. Entering into your open floor plan starts with your chef inspired kitchen with gold fixtures, custom built-in's in the cabinets and drawers, custom back splash, quartz counter tops and built-in stainless steel appliances. The large dining space is not something you normally find in a condo and is a great area to entertain or for quiet nights at home with the family. Your living room is a great size and offers you expansive VIEWS of DOWNTOWN, THE CALGARY TOWER, the MOUNTAINS, and connects to you west facing balcony. With this home being a corner unit you have amazing floor to ceiling windows offering views from every room. The primary bedroom is large enough for a king size bed as well as additional bedroom furniture and has a beautiful ensuite bathroom. The second bedroom is also a great size and has a custom MURPHY BED that was designed for the space and doubles as a home office. The second bathroom is custom designed and has a huge walk-in shower. The unit INCLUDES ALL TV'S AND MOUNTS as well as 2 TITLED SIDE BY SIDE UNDERGROUND PARKING SPACES!!!! The Gaurdian has great amenities including a massive gym, social room, garden terrace, workshop, and is steps from the stampede grounds, great restaurants, shopping, bus and train routes giving you the best of downtown living. Do not miss out on your opportunity to own the most unique home in one of Calgary's most desired luxury buildings.