

2904, 1188 3 Street SE
Calgary, Alberta

MLS # A2309560



\$465,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	746 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 697
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: Fully Furnished

Welcome to The Guardian — one of downtown Calgary’s most sought-after high-rises. This stunning 29th-floor corner unit features 2 bedrooms, 2 bathrooms, floor-to-ceiling windows, and two private balconies showcasing breathtaking South and East views of the Stampede Grounds and the Rocky Mountains. The unit is in excellent condition and offers a sleek white kitchen with a large island, modern finishes, and an open-concept layout perfect for both everyday living and entertaining. Sold fully furnished, this property is ideal for investors or buyers looking for a turnkey downtown opportunity. Also included is one heated, secured titled parking stall for added convenience. Residents enjoy premium amenities including concierge/security, a fully equipped fitness centre, and an Owners’ Lounge with access to a large outdoor patio on the 7th floor. Located steps from restaurants, coffee shops, grocery stores, and transit, this home offers the ultimate urban lifestyle in the heart of downtown Calgary.