

3304, 1188 3 Street SE  
Calgary, Alberta

MLS # A2204883



\$444,988

|           |   |        |                  |
|-----------|---|--------|------------------|
| Division: | Beltline  |        |                  |
| Type:     | Residential/High Rise (5+ stories)                              |        |                  |
| Style:    | Apartment-Single Level Unit                                     |        |                  |
| Size:     | 739 sq.ft.  | Age:   | 2016 (9 yrs old) |
| Beds:     | 2   | Baths: | 2                |
| Garage:   | Gated, On Street, Parkade, Secured, Tandem, Titled, Underground |        |                  |
| Lot Size: | -   |        |                  |
| Lot Feat: | -   |        |                  |

Heating: Fan Coil, Natural Gas

Floors: Ceramic Tile, Vinyl

Roof: Membrane

Basement: -

Exterior: Concrete

Foundation: -

Features: High Ceilings, Kitchen Island, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 603

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

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.