# \$340,000 - 1706, 1188 3 Street Se, Calgary

MLS® #A2249149

# \$340,000

1 Bedroom, 1.00 Bathroom, 507 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

This stylish 1-bedroom, 1-bathroom residence sits high on the 17th floor, showcasing sweeping west-facing views of Calgary's skyline.

Inside, you'II find a sleek open-concept design with bright finishes, quartz countertops, and custom cabinetry paired with light-toned vinyl plank flooring. The kitchen, equipped with premium Blomberg and AEG appliances. The living area is bathed in natural light and extends effortlessly to a spacious balcony, the perfect spot to unwind and take in the city lights.

The bathroom combines function and relaxation with a deep soaker tub and clean quartz detailing. Residents of The Guardian enjoy access to a state-of-the-art fitness facility, stylish social lounge, workshop, bike storage, concierge, and 24-hour security. Positioned at the gateway to Calgary'S Culture + Entertainment District, this location is second to none. You'II be steps from Stampede Park, the soon-to-be new arena, and the upcoming Green Line LRT. With all furniture negotiable, this home can be move-in ready from day one.







Built in 2016

### **Essential Information**

MLS® # A2249149 Price \$340,000 Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 507

Acres 0.00

Year Built 2016

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 1706, 1188 3 Street Se

Subdivision Beltline

City Calgary

County Calgary

Province Alberta

Postal Code T2G1H8

## **Amenities**

Amenities Parking, Bicycle Storage, Fitness Center, Recreation Facilities,

Workshop

Parking Spaces 1

Parking Parkade

### Interior

Interior Features Recessed Lighting

Appliances Built-In Oven, Dishwasher, Dryer, Microwave Hood Fan, Built-In

Refrigerator, Induction Cooktop

Heating Fan Coil

Cooling Central Air

# of Stories 44

### **Exterior**

Exterior Features Balcony

Construction Stone, Aluminum Siding

### **Additional Information**

Date Listed August 18th, 2025

Days on Market 77

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office The Real Estate District

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