

# \$335,000 - 2208, 1188 3 Street Se, Calgary

MLS® #A2252518

**\$335,000**

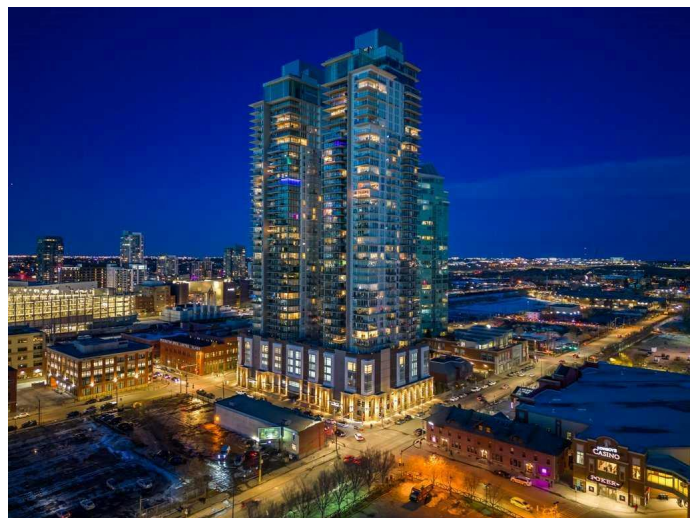
1 Bedroom, 1.00 Bathroom, 514 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Wow, check out the views here! This one-bedroom condo has stunning, unobstructed views of the Rocky Mountains, the Calgary skyline, and sunsets. The Guardian is Calgary's tallest residential complex and features 24-hour concierge service, secure underground parking, a workshop, a well-appointed fitness center, a party room, and more! This is the largest 1-bedroom floorplan available at the Guardian and features a built-in desk and bookshelf, a kitchen island, and a 110 sq ft balcony. The kitchen has sleek cabinets with integrated appliances and undercabinet lighting. Facing west with full-height windows, the natural light is fantastic and allows you to soak in the views, including waking up facing the Calgary Tower and the beautiful colours of the sunrise. Don't worry about the heat though, you have central A/C here! This condo is perfectly set up for a working executive, getting to events & the Stampede, or as a long-term rental property. The location is a 94 on Walkscore with all your amenities being steps away. Within a 5-minute walk, you can reach the Stampede LRT station, Pixel Park, Music Mile, Sunterra Market, restaurants, bike paths, East Village, and the Elbow River. This unit also comes with a titled parking stall and assigned storage locker. Check out the virtual tour for daytime photos and book your showing today!

Built in 2016



## Essential Information

MLS® #	A2252518
Price	\$335,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	514
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2208, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

## Amenities

Amenities	Elevator(s), Fitness Center, Parking, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Party Room, Workshop
Parking Spaces	1
Parking	Titled, Underground

## Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Recreation Facilities, Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Stone

### **Additional Information**

Date Listed	August 29th, 2025
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	CIR Realty
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