

# \$360,000 - 2901, 1188 3 Street Se, Calgary

MLS® #A2256461

**\$360,000**

1 Bedroom, 1.00 Bathroom, 503 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this stunning 29th-floor residence in Calgary's premier Guardian South Tower, perfectly positioned in the heart of downtown's vibrant SE district. Offering unparalleled city and mountain views, this modern home combines luxury, convenience, and lifestyle.

Step inside to discover a bright, open-concept floor plan with expansive floor-to-ceiling windows that flood the space with natural light. The sleek kitchen is designed for both style and function, featuring stainless steel appliances, abundant cabinetry, and a contemporary eating area. The spacious bedroom with ample closet space and a beautifully appointed 4-piece bathroom completes this exceptional suite.

Perfect for first-time buyers, investors, or professionals, this home places you within walking distance to Calgary's best restaurants, caf  s, nightlife, and fitness studios, with bike lanes and transit access right outside your door. Directly across from the Stampede Grounds and Scotiabank Saddledome, you'll have the city's top entertainment at your fingertips.

As a resident of The Guardian, you'll enjoy exclusive amenities, including:

24/7 concierge service for security and convenience



State-of-the-art fitness centre

Expansive courtyard with BBQs for outdoor entertaining

Stylish party room for hosting guests

Dedicated workshop space for projects and hobbies

This is more than a home – it’s a lifestyle. Don’t miss your chance to live in one of Calgary’s most prestigious towers and experience the energy of downtown living at its finest.

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256461          |
| Price          | \$360,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 503               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2901, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G1H8                 |

Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Recreation Room, Secured Visitor Parking, Workshop |
| Parking Spaces | 1                                                                                |
| Parking        | Parkade                                                                          |

Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Quartz Counters                                                 |
| Appliances        | Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Water |
| Heating           | In Floor, Natural Gas                                           |
| Cooling           | Central Air                                                     |
| # of Stories      | 44                                                              |

Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Roof              | Tar/Gravel            |
| Construction      | Concrete, Metal Frame |
| Foundation        | Poured Concrete       |



Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 46                   |
| Zoning         | DC (pre 1P2007)      |

Listing Details

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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