

# \$444,988 - 3304, 1188 3 Street Se, Calgary

MLS® #A2204883

**\$444,988**

2 Bedroom, 2.00 Bathroom, 739 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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!

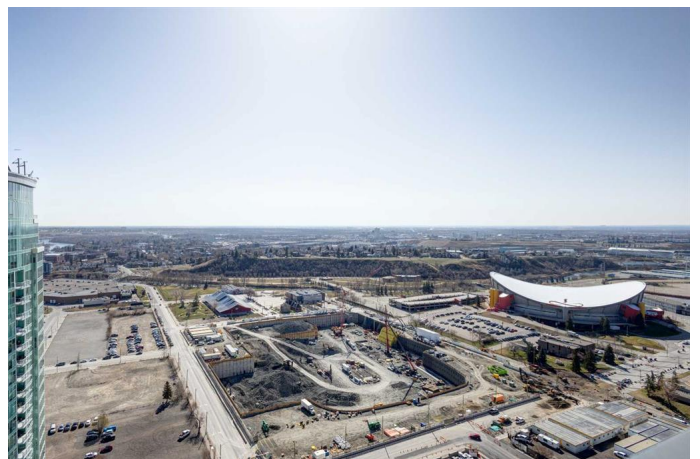
The building itself offers top-tier amenities including a fitness center, yoga studio, resident's club and terrace, workshop, bike room, and concierge services, along with 24-hour security. You'll feel like you're living in a first-class hotel every day.

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.

Built in 2016

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2204883          |
| Price          | \$444,988         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 739               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3304, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H8                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Roof Deck, Secured Parking, Trash, Visitor Parking, Workshop |
| Parking Spaces | 2  |
| Parking        | On Street, Parkade, Tandem, Titled, Underground, Gated, Secured  |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Quartz Counters  |
| Appliances        | Built-In Freezer, Built-In Oven, Built-In Refrigerator, Dishwasher, Garburator, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings |
| Heating           | Fan Coil, Natural Gas   |
| Cooling           | Central Air   |
| # of Stories      | 40  |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Barbecue, Courtyard |
| Roof              | Membrane                     |
| Construction      | Concrete                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 4                |
| Zoning         | DC               |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.