



**GRASSROOTS**  
REALTY GROUP

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**1204, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2291011**



**\$430,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 728 sq.ft.                         | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air                                  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Laminate                      | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 697          |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete                             | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, See Remarks |                   |                 |

**Inclusions:** NA

Urban luxury meets modern design in this stunning 2-bedroom, 2-bathroom suite in the iconic Guardian South Tower &mdash; Calgary's tallest residential building. Located in the heart of the Beltline, this impeccably designed unit features floor-to-ceiling windows that frame sweeping views of the city skyline, Calgary Tower, and beyond. The open-concept layout is enhanced by custom feature walls, sleek finishes, and a bright, contemporary aesthetic. The chef-inspired kitchen boasts high-end built-in appliances, quartz countertops, and streamlined cabinetry &mdash; perfect for both daily living and elevated entertaining. Both bedrooms are generously sized and well-separated for privacy, with the primary suite offering a walk-through closet and a spa-like ensuite. Unique to this unit are two private balconies, providing extended outdoor living space to enjoy both sunrise and sunset cityscapes. Additional highlights include in-suite laundry, central A/C, and titled underground parking. Residents of The Guardian enjoy access to a fully equipped fitness centre, social lounge, workshop, and rooftop terrace &mdash; all within walking distance to Stampede Park, the Saddledome, 17th Ave, and the C-Train. This is downtown living at its finest &mdash; perfect for professionals, investors, or anyone seeking an upscale urban lifestyle.