



**GRASSROOTS**  
REALTY GROUP

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**2102, 1188 3 Street SE  
Calgary, Alberta**

**MLS # A2291709**



**\$465,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 752 sq.ft.                         | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Central                                       | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Tile                                | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 697          |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, Mixed                               | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan |                   |                 |

**Inclusions:** TV wall mount in living room, TV wall mount in small bedroom

Experience LIMITLESS SKY-HIGH VIEWS in this SUN-DRENCHED CORNER 2 BEDROOM, 2 BATHROOM residence perched on the 21st floor of The GUARDIAN SOUTH. This sophisticated home is defined by its PRIME ELEVATION and a private balcony that offers a front-row seat to the city below. The well-proportioned open-concept living area showcases two full walls of floor-to-ceiling windows, framing breathtaking sunsets over the Rocky Mountains, the glittering Calgary skyline, and incredible views of the Stampede fireworks. The modern interior features a sleek kitchen with high-end integrated appliances and premium finishes, complemented by the convenience of a newer washer and dryer. Both bedrooms are generously sized and supported by two full bathrooms, titled underground parking, and a dedicated storage unit. Residents benefit from an exceptional suite of building amenities, including a state-of-the-art fitness centre, a creative workshop, a social lounge with a garden terrace, and 24-hour concierge services. Ideally situated in the heart of Calgary’s vibrant Beltline, this property is steps away from Downtown, the Stampede grounds, the Central Library, and the scenic Riverwalk. Every urban convenience is at your doorstep, with a popular brunch and coffee spot located in the building, a brand-new dog park and Tesla Supercharger across the street, and a supermarket just one block away. With its premium upgrades and prime location in one of the city’s fastest-growing communities, this home represents an exceptional lifestyle and investment opportunity.