



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1807, 1188 3 Street SE
Calgary, Alberta

MLS # A2310036



\$424,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	828 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Leased, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 708
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: Couch, TV stand, TV, 3 bar stools, 4 dining chairs, floor lamp, coffee table, 2 bed frames, 2 night stands, office chair, console table, patio chairs, desk, ironing board, dresser, stool

INCREDIBLE VALUE! Welcome to The Guardian South, one of Calgary's most iconic residential towers, offering elevated urban living in the heart of the Beltline. Perched on the 18th floor, this air-conditioned 2-bed 2-bath corner unit showcases spectacular city skyline views, abundant natural light, and a thoughtfully designed layout that balances style, comfort, and functionality. From the moment you enter, you will notice how bright and inviting the space feels. Floor-to-ceiling windows frame panoramic downtown vistas, while contemporary finishes, upgraded lighting, and high ceilings create a refined atmosphere throughout. The designer kitchen is both beautiful and functional, featuring seamless cabinetry with an integrated refrigerator & dishwasher, stainless steel appliances, quartz countertops, and a generous island that opens into the dining and living space. Whether entertaining guests or enjoying a quiet evening at home, the open-concept design makes the most of the breathtaking views beyond. Step outside to the spacious private balcony, an ideal place to unwind while enjoying Calgary's vibrant skyline. The primary suite offers a generous walk-through double closet and a beautifully appointed ensuite. Situated on the opposite side of the unit for enhanced privacy, the second bedroom is ideal for guests, a home office, or a roommate arrangement and is conveniently located next to a full 4-piece bathroom. Building amenities include 24-hour concierge service, a fully equipped fitness centre, an owners' lounge with garden terrace and outdoor gathering space, workshop facilities, secure underground parking, ample visitor parking, and additional storage. Located in one of Calgary's most walkable neighbourhoods, The Guardian places you steps from cafes, restaurants, the downtown core, transit, and the Saddledome. An

outstanding opportunity to own in one of Calgary's premier high-rise communities. Come see it in person before it's gone!