



**GRASSROOTS**

REALTY GROUP

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2207, 1188 3 Street SE  
Calgary, Alberta

MLS # A2323856



**\$469,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	See Remarks, Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 708
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to executive luxury living on the 22nd floor of the highly sought-after Guardian South Tower. Unit 2207 is a stunning, west-facing corner unit offering breathtaking panoramic city views, spectacular sunsets, and a sparkling downtown skyline from virtually every room and your oversized private balcony. Located in the heart of Calgary's vibrant Beltline, this home offers an unparalleled urban lifestyle steps from parks, dining, shopping, the downtown core, CTrain access, and the Stampede Grounds. Inside, the bright, open-concept floor plan is enhanced by upgraded luxury vinyl plank flooring and wrapping floor-to-ceiling windows with custom coverings. The modern chef's kitchen features premium appliances, upgraded white cabinetry, quartz countertops, a custom backsplash, a built-in refrigerator, and a massive island with an eating bar. The generous primary suite includes a walk-in closet and private 4-piece ensuite, while the flexible second bedroom is perfect for guests or a home office next to an additional 3-piece bath. Complete with a spacious foyer, in-suite laundry, separate storage locker, and titled tandem heated underground parking (Stall #497 on P3). Residents enjoy world-class amenities including professional security, a 6th-floor state-of-the-art fitness centre, yoga studio, and workshop, plus a 7th-floor social club and garden terrace. Don't miss this incredible opportunity to experience luxury downtown living at its finest in Unit 2207