



GRASSROOTS
REALTY GROUP

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3507, 1188 3 Street SE
Calgary, Alberta

MLS # A2327884



\$465,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Enclosed, Garage Door Opener, Guest, Heated Garage, On Str		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 834
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Granite Counters		

Inclusions: TV & TV Bracket (Primary Bedroom), Couch

Experience breathtaking panoramic views from this rare and highly sought-after 35th-floor, northwest corner two-bedroom, two-bathroom condo in The Guardian South Tower—one of Calgary's premier luxury high-rises and the closest residential tower to Stampede Park and the exciting new Culture + Entertainment District. Floor-to-ceiling windows flood the home with natural light while showcasing some of the most spectacular skyline, river, and mountain views Calgary has to offer. Step outside onto the oversized balcony to fully appreciate the incredible scenery. Designed with efficiency in mind, the thoughtfully planned layout minimizes wasted hallway space to maximize functional living. The contemporary kitchen is perfect for both everyday living and entertaining, featuring quartz countertops, premium Blomberg, Faber, and AEG appliances, and sleek cabinetry by renowned Italian manufacturer Armony Cucine. The spacious primary suite offers excellent comfort, while the second bedroom and full bathroom provide flexibility for guests, family, or a home office. Additional highlights include in-suite laundry, a generous front foyer, a large storage closet, and titled tandem heated underground parking (Stall #493 on P3). The Guardian offers an exceptional lifestyle with outstanding amenities, including professional concierge and security services, a state-of-the-art fitness centre, yoga studio, workshop, social lounge, and a beautifully landscaped garden terrace. The building has also recently completed modernization of all three elevators, ensuring enhanced efficiency and reliability for residents. Pet-friendly and ideally located in the heart of Calgary's vibrant Beltline, you'll enjoy easy access to Stampede Park, the Saddledome, downtown, East Village, restaurants, shopping, transit, and river pathways. This is an exceptional opportunity to own a luxury condo that perfectly

combines style, comfort, convenience, and some of the finest views in Calgary. Please note: Short-term rentals are not permitted.