



GRASSROOTS
REALTY GROUP

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908, 1188 3 Street SE
Calgary, Alberta

MLS # A2327968



\$279,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	521 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting		

Inclusions: none

Experience elevated Beltline living in this bright and thoughtfully designed one-bedroom condo offering spectacular downtown skyline views from an oversized covered balcony. Floor-to-ceiling windows flood the home with natural light, while the open-concept layout creates an inviting space that's equally suited to relaxing, entertaining, or working from home. The contemporary kitchen features quartz countertops, full-height cabinetry, a large island with seating, and ample prep space, flowing seamlessly into the living area and out to the balcony where the city becomes your backdrop. The spacious bedroom easily accommodates a king-sized bed and includes a generous walk-in closet, while the modern 4-piece bathroom is finished with sleek tile and contemporary fixtures. In-suite laundry, titled underground parking, and excellent storage add everyday convenience. Residents of The Guardian also enjoy exceptional building amenities, including 24/7 concierge and secure access, a fully equipped fitness centre, residents' lounge, workshop, and a beautifully landscaped garden terrace. Located in the heart of the Beltline, you're steps from the Stampede Grounds, BMO Centre, Cowboys Casino, the CTrain, East Village, the Bow River pathway system, and countless restaurants, cafés, fitness studios, and nightlife. Enjoy nearby Central Memorial Park and Haultain Park, with easy access to downtown offices, making this an ideal home for professionals, investors, or anyone looking to embrace an urban lifestyle with everything Calgary has to offer just outside the front door.