



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2407, 1188 3rd street SE
Calgary, Alberta

MLS # A2332399



\$485,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 708
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, Quartz Counters		

Inclusions:	N/A
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Elevated Urban Living at The Guardian Experience the pinnacle of downtown living from the 24th floor of Calgary's tallest residential tower! This spectacular high-rise apartment features expansive floor-to-ceiling windows that offer breathtaking, unobstructed panoramic views of the downtown skyline. The modern, open-concept layout boasts an Italian-inspired kitchen with quartz countertops and sleek stainless steel appliances. For ultimate convenience, secure underground parking is available via Indigo. Residents also enjoy exclusive access to the building's premium amenities, including a state-of-the-art gym, yoga studio, workshop, and a massive Social Club lounge with a garden terrace. Perfectly located in the Culture and Entertainment District, Calgary's best culinary and nightlife scenes are just steps away. Grab daily essentials at Sunterra Market, dine at acclaimed restaurants along the Beltline, or dive into the vibrant nightlife with the Stampede Grounds, Cowboys Casino, and the BMO Centre right outside your door. Luxury, lifestyle, and unbeatable views—welcome to your new home in the sky!