

# \$444,988 - 3304, 1188 3 Street Se, Calgary

MLS® #A2204883

**\$444,988**

2 Bedroom, 2.00 Bathroom, 739 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Investor's Alert!

Welcome to the stunning Guardian South Tower, A Corner Unit located on the 33rd floor with breathtaking city views! This luxury 2-bedroom, 2-bathroom unit boasts floor-to-ceiling windows, offering a bright and panoramic view of the river and downtown skyline. The spacious, open-concept floor plan is highlighted by a luxury kitchen finish, perfect for entertaining or relaxing in style.

Added to this, you'll enjoy the convenience of two parking stalls—a rarity in the city!

The building itself offers top-tier amenities including a fitness center, yoga studio, resident's club and terrace, workshop, bike room, and concierge services, along with 24-hour security. You'll feel like you're living in a first-class hotel every day.

Located directly across from the Stampede Grounds, you're just steps away from major events like hockey games—no need to worry about traffic!

Whether you're looking for a dream home or a high-performing investment with fantastic cash flow potential, this unit is a must-see.

Built in 2016

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2204883          |
| Price          | \$444,988         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 739               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3304, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H8                |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Roof Deck, Secured Parking, Trash, Visitor Parking, Workshop |
| Parking Spaces | 2                                                                                                                                                |
| Parking        | On Street, Parkade, Tandem, Titled, Underground, Gated, Secured                                                                                  |
| # of Garages   | 2                                                                                                                                                |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Quartz Counters                                                                                                |
| Appliances        | Built-In Freezer, Built-In Oven, Built-In Refrigerator, Dishwasher, Garburator, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                                                         |
| Cooling           | Central Air                                                                                                                                   |
| # of Stories      | 40                                                                                                                                            |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Barbecue, Courtyard |
| Roof              | Membrane                     |
| Construction      | Concrete                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | DC               |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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