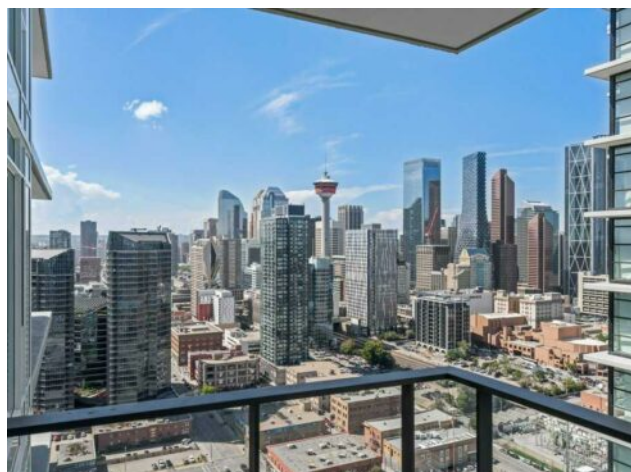


3106, 1188 3 Street SE
Calgary, Alberta

MLS # A2245122



\$295,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	499 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Recessed Lighting		

Inclusions: N/A

Welcome to this sleek and contemporary unit on the 31st floor of the iconic Guardian South Tower—offering sweeping city skyline and river views from one of Calgary’s tallest residential buildings. Ideally situated in the vibrant SE corner of downtown, you’ll enjoy unbeatable access to the city’s best restaurants, cafés, nightlife, fitness studios, and more—all within walking distance. Bike lanes, transit, and the C-Train are right outside your door for maximum convenience. Directly across from the Stampede Grounds and Scotiabank Saddledome, this location is perfect for professionals, investors, or anyone seeking the ultimate downtown lifestyle. This executive-style building offers exceptional amenities including a full-time concierge, a fully equipped fitness centre, a social lounge, a rentable party room for entertaining, a rooftop terrace with BBQ area, and even a workshop for your DIY projects. Don’t miss your chance to own a piece of Calgary’s inner-city skyline in one of the most sought-after high-rises. Make the move to The Guardian and enjoy the energy, convenience, and prestige of downtown living.