

**2210, 1188 3 Street SE  
Calgary, Alberta**

**MLS # A2259083**



# \$349,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	508 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 408
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

**Inclusions:** n/a

Welcome to elevated urban living in this stunning 22nd floor one bedroom/one bathroom residence in The Guardian, one of Calgary's most iconic high rise towers. Boasting sweeping, unobstructed views of the downtown skyline through dramatic floor-ceiling windows, this stylish unit perfectly blends modern design with cosmopolitan comfort. Step into a sleek, contemporary kitchen featuring quartz countertops and integrated cabinetry, seamlessly flowing into the open concept living and dining area making it ideal for both everyday living and entertaining. Natural light floods the space, extending to a private balcony that showcases panoramic city and mountain views from both the living room and the bedroom. Additional highlights include in-suite laundry, secured underground parking, and central air conditioning for year round comfort. Residents of The Guardian enjoy access to premium amenities, including a fully equipped fitness centre, an elegant social lounge, a serene garden terrace with an outdoor fireplace, and even a dedicated workshop for creative pursuits. The building also offers 24/7 concierge and security services, as well as heated visitor parking for added convenience. Situated in the vibrant heart of downtown, this location puts you just steps from the BMO Centre, Stampede Park, the C-Train station, Central Library, National Music Centre, Sunterra Market, and countless restaurants, cafes, and cultural destinations. Whether you're a professional, investor, or someone seeking the excitement of urban life, this remarkable unit delivers style, comfort, and unmatched city living. Schedule your private tour today and discover the lifestyle that awaits you at The Guardian.