

# \$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	6
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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