

# \$435,000 - 1402, 1188 3 Street Se, Calgary

MLS® #A2238119

**\$435,000**

2 Bedroom, 2.00 Bathroom, 741 sqft

Residential on 0.00 Acres

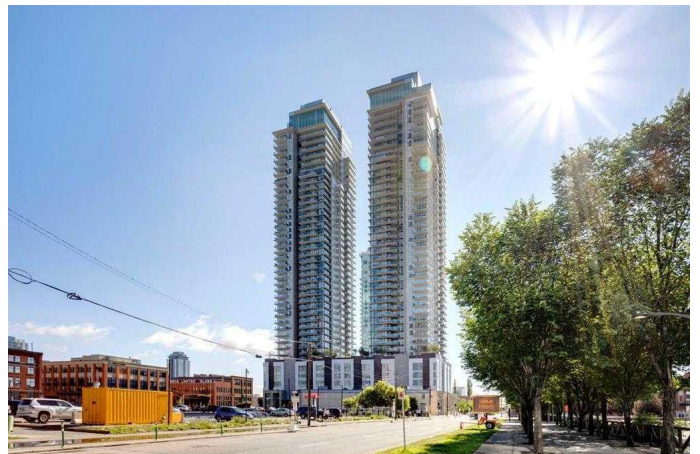
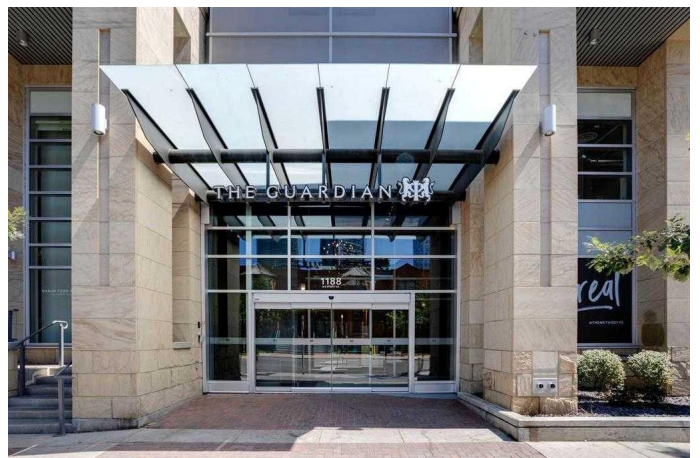
Beltline, Calgary, Alberta

\*\*\*First 6 months Condo Fees Covered by Seller\*\*\* WOW! Welcome to your new Oasis! This home radiates with sun glowing through the floor to ceiling windows. With the southeast exposure you can see everything across the horizon from the Saddledome to the peaks of the Canadian Rocky Mountains. Enjoying your morning coffee by the window sill, or dinner on the balcony- sun rises or sun sets it doesn't matter, you will be in awe.

The primary bedroom and spa-like 4pc ensuite are tucked in the corner of the home to give you a wide open kitchen, dining, and living area that are perfect for entertaining or just enjoying the 333 days of Calgary sunshine! Brand new stacked in-suit washer and dryer, and subtly hidden refrigerator and dishwasher, this home is classy and clean.

This Guardian building is one of Calgary's premier locations. It is well managed, front door concierge and security. No need to leave the building for your daily workout sessions, with a full gym complete with spin bikes, treadmills and weights for an active lifestyle. You also have access to the social club room with TV, Fire Places, Game, and kitchen area for hosting events and gatherings! Just step outside to the terrace with BBQs and outdoor seating and fireplace to enjoy your evenings with friends.

With Beltline boasting Calgary's number



one walk score walk to everything you could need, grocery stores, award winning cafes, cocktail bars and restaurants, live sports and concerts, and the best casino in town. Even in the winter, with your titled underground heated parking stall you will never have to worry about brushing snow or letting the car warm up- that is, for when you do need to leave the Beltline.

This is the BEST unit, in the BEST neighbourhood in the city. You have to come see this unit with your own eyes to get comfortable in your new home.

Built in 2016

### **Essential Information**

MLS® #	A2238119
Price	\$435,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	741
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1402, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1H7

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Secured Parking,
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	Snow Removal, Storage, Trash, Visitor Parking, Bicycle Storage, Guest Suite, Workshop
Parking Spaces	1
Parking	Heated Garage, Parkade, Gated, Secured, Titled

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Low Flow Plumbing Fixtures
Appliances	Built-In Oven, Dishwasher, Induction Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
# of Stories	44

## Exterior

Exterior Features	Balcony
Lot Description	City Lot
Construction	Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	58
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	eXp Realty
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