

# \$265,000 - 3101, 1188 3 Street Se, Calgary

MLS® #A2238613

## \$265,000

1 Bedroom, 1.00 Bathroom, 497 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Contemporary urban living at The Guardian, where elegance meets convenience. Situated on the 31st floor, this 1 bedrooms unit offers unobstructed views of the city and BMO Centre where you will enjoy the stampede fireworks from your balcony! This concrete building is a 44 story architectural masterpiece featuring modern, chic finishes with an array of amenities including security, reception services, a heated parkade, fitness haven, and a resident's lounge. You will love the bright and airy tones of this unit, quartz countertops, insuite laundry and floor to ceiling windows allowing in an abundance of natural light. Everything you need within walking distance....a great opportunity for first time buyers or investors!

Built in 2016

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238613    |
| Price          | \$265,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 497         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3101, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H8                |

### Amenities

|           |                                                                                                                                                |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Visitor Parking, Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Storage, Trash, Workshop |
| Parking   | None                                                                                                                                           |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, See Remarks |
| Heating           | Forced Air                                                                               |
| Cooling           | Central Air                                                                              |
| # of Stories      | 44                                                                                       |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 108             |
| Zoning         | DC (pre 1P2007) |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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