

# \$312,000 - 808, 1188 3 Street Se, Calgary

MLS® #A2239713

**\$312,000**

1 Bedroom, 1.00 Bathroom, 519 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Enjoy upscale downtown living in this stylish 1-bedroom condo perched on the 8th floor of The Guardian, one of Calgary's most recognizable residential towers. Showcasing west-facing skyline views through expansive floor-to-ceiling windows, this home blends contemporary design with functional comfort. The open-concept layout features a modern kitchen with a centre island, quartz countertops and sleek cabinetry, perfect for everything from quick meals to evening entertaining. The bright living room opens to a generous balcony, creating a seamless flow between indoor and outdoor space. The bedroom offers full-height windows, a walk-through closet and convenient access to the well-appointed 4-piece bathroom. Stay cool with central air conditioning, enjoy the ease of in-suite laundry, and benefit from titled underground parking. This secure, amenity-rich building includes 24-hour concierge service, a state-of-the-art fitness centre, yoga room, workshop, lounge with TVs and kitchen and a landscaped rooftop terrace with BBQs, fire tables, and panoramic views. Located in the heart of Calgary's urban core, The Guardian puts you steps from the C-Train, Stampede Grounds, East Village, Repsol Centre, river pathways, and the restaurants, boutiques, and nightlife of 17th Avenue. Whether you're a professional, investor, or first-time buyer, this is your chance to own a sophisticated retreat in one of the city's most vibrant communities.



Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2239713          |
| Price          | \$312,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 519               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 808, 1188 3 Street Se |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1H8               |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Workshop, Bicycle Storage |
| Parking Spaces | 1                                                                                                    |
| Parking        | Parkade, Underground                                                                                 |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home, Quartz Counters                                                                                                |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor, Natural Gas                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                        |

|              |      |
|--------------|------|
| # of Stories | 44   |
| Basement     | None |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Lot Description   | Views                   |
| Roof              | Tar/Gravel              |
| Construction      | Concrete, Stone, Stucco |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 73              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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