

# \$340,000 - 1706, 1188 3 Street Se, Calgary

MLS® #A2249149

**\$340,000**

1 Bedroom, 1.00 Bathroom, 507 sqft

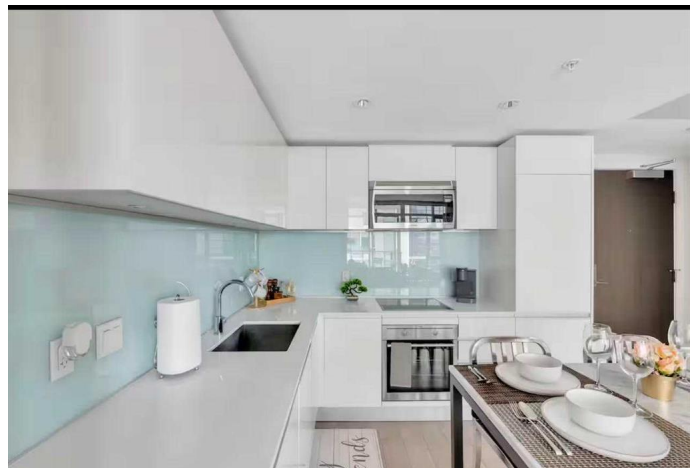
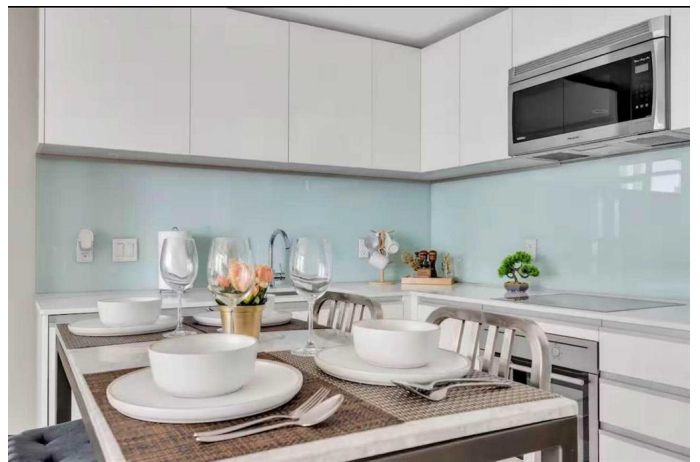
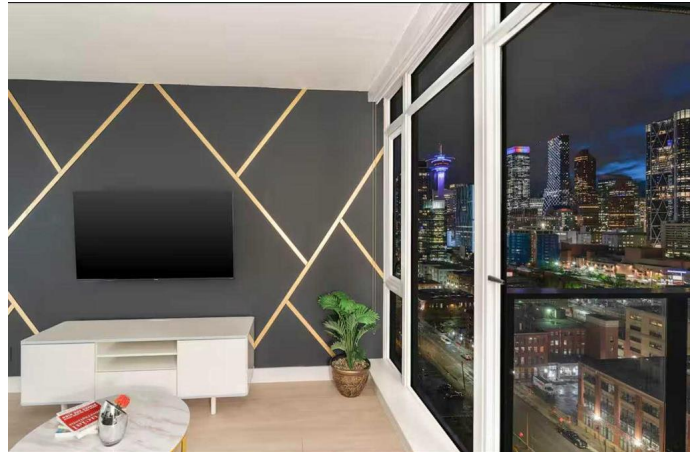
Residential on 0.00 Acres

Beltline, Calgary, Alberta

This stylish 1-bedroom, 1-bathroom residence sits high on the 17th floor, showcasing sweeping west-facing views of Calgary's skyline.

Inside, you'll find a sleek open-concept design with bright finishes, quartz countertops, and custom cabinetry paired with light-toned vinyl plank flooring. The kitchen, equipped with premium Blomberg and AEG appliances. The living area is bathed in natural light and extends effortlessly to a spacious balcony, the perfect spot to unwind and take in the city lights.

The bathroom combines function and relaxation with a deep soaker tub and clean quartz detailing. Residents of The Guardian enjoy access to a state-of-the-art fitness facility, stylish social lounge, workshop, bike storage, concierge, and 24-hour security. Positioned at the gateway to Calgary's Culture + Entertainment District, this location is second to none. You'll be steps from Stampede Park, the soon-to-be new arena, and the upcoming Green Line LRT. With all furniture negotiable, this home can be move-in ready from day one.



Built in 2016

## Essential Information

MLS® # A2249149

Price \$340,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 507               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1706, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G1H8                 |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Parking, Bicycle Storage, Fitness Center, Recreation Facilities, Workshop |
| Parking Spaces | 1                                                                         |
| Parking        | Parkade                                                                   |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Recessed Lighting                                                                              |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Microwave Hood Fan, Built-In Refrigerator, Induction Cooktop |
| Heating           | Fan Coil                                                                                       |
| Cooling           | Central Air                                                                                    |
| # of Stories      | 44                                                                                             |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Stone, Aluminum Siding |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 18th, 2025 |
|-------------|-------------------|

|                |                 |
|----------------|-----------------|
| Days on Market | 26              |
| Zoning         | DC (pre 1P2007) |

## **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.