

# \$349,000 - 1710, 1188 3 Street Se, Calgary

MLS® #A2241459

## \$349,000

1 Bedroom, 1.00 Bathroom, 489 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience vibrant downtown living in this stylish 1-bedroom condo perched on the 17th floor of The Guardian South, one of Calgary's tallest residential towers. Bathed in natural light from expansive floor-to-ceiling windows, this thoughtfully designed unit offers sweeping city vistas, a sleek European-style kitchen with integrated appliances and quartz countertops, and a spa-inspired bathroom with premium finishes. Step out onto your private balcony to take in iconic views of the Saddledome and Stampede Park. Enjoy modern comforts like in-suite laundry, central A/C, titled parking, and a storage locker, along with access to premium amenities including a fitness centre, yoga studio, workshop, social lounge, outdoor terrace, and 24-hour concierge. Ideally located just steps from the C-train, East Village, Sunterra Market, and the best of Calgary's dining and entertainment, book your private showing today!

Built in 2016

## Essential Information

MLS® #	A2241459
Price	\$349,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	489



Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1710, 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, Secured Parking, Snow Removal, Storage, Workshop
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	44

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	92
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office

eXp Realty

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.