

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

MLS® #A2249149

**\$340,000**

1 Bedroom, 1.00 Bathroom, 507 sqft

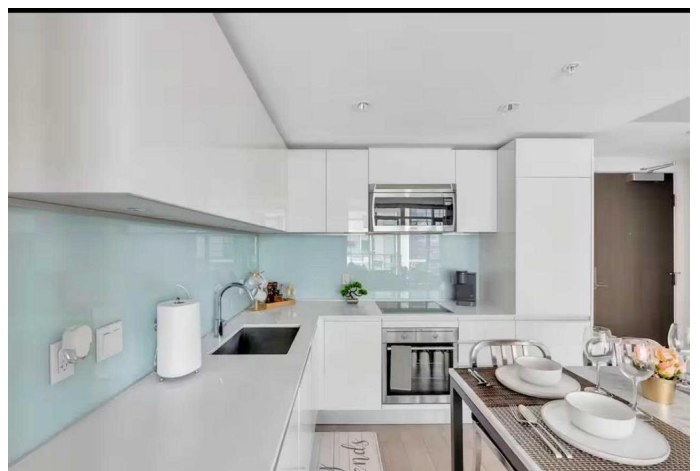
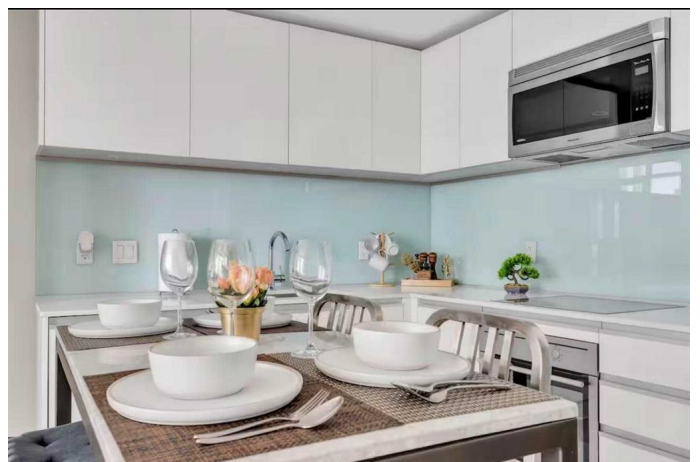
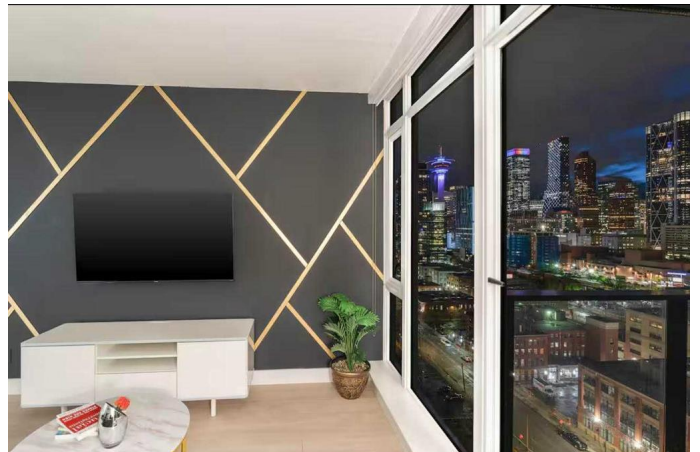
Residential on 0.00 Acres

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 | 91              |
| Zoning         | DC (pre 1P2007) |

## **Listing Details**

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

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