

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

MLS® #A2238613

\$265,000

1 Bedroom, 1.00 Bathroom, 497 sqft
Residential on 0.00 Acres

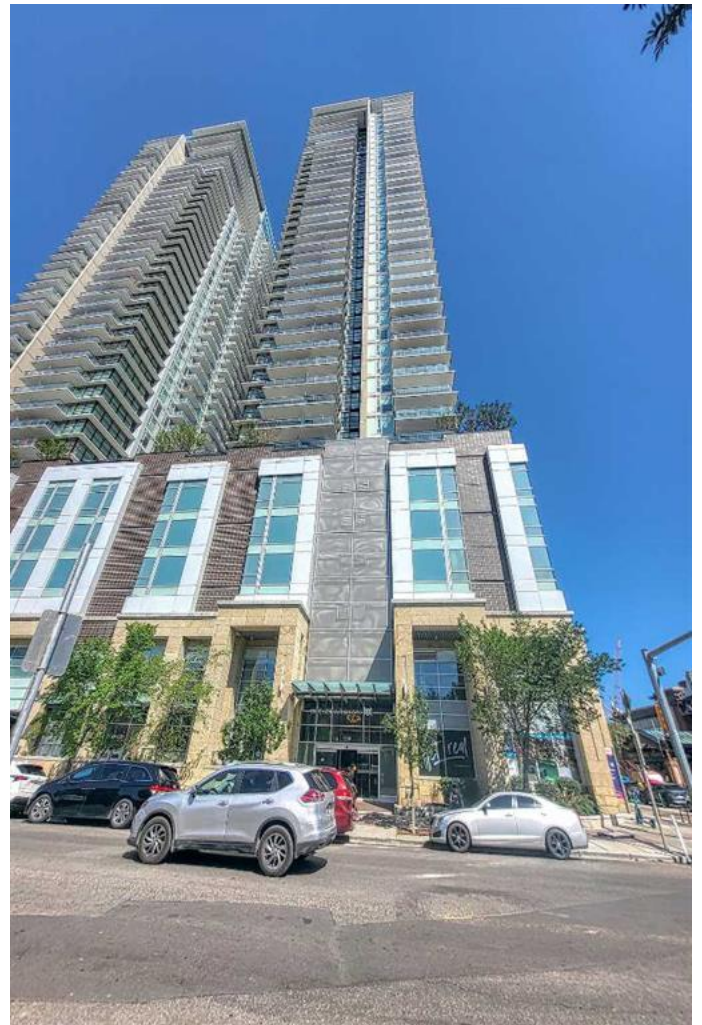
Beltline, Calgary, Alberta

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 Bicycle Storage, Elevator(s), Fitness Center, Parking, Secured Parking, Visitor Parking, Party Room, Recreation Room, 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 69
Zoning DC (pre 1P2007)

Listing Details

Listing Office MaxWell Canyon Creek

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