

# \$360,000 - 2901, 1188 3 Street Se, Calgary

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MLS® #A2256461

**\$360,000**

1 Bedroom, 1.00 Bathroom, 503 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

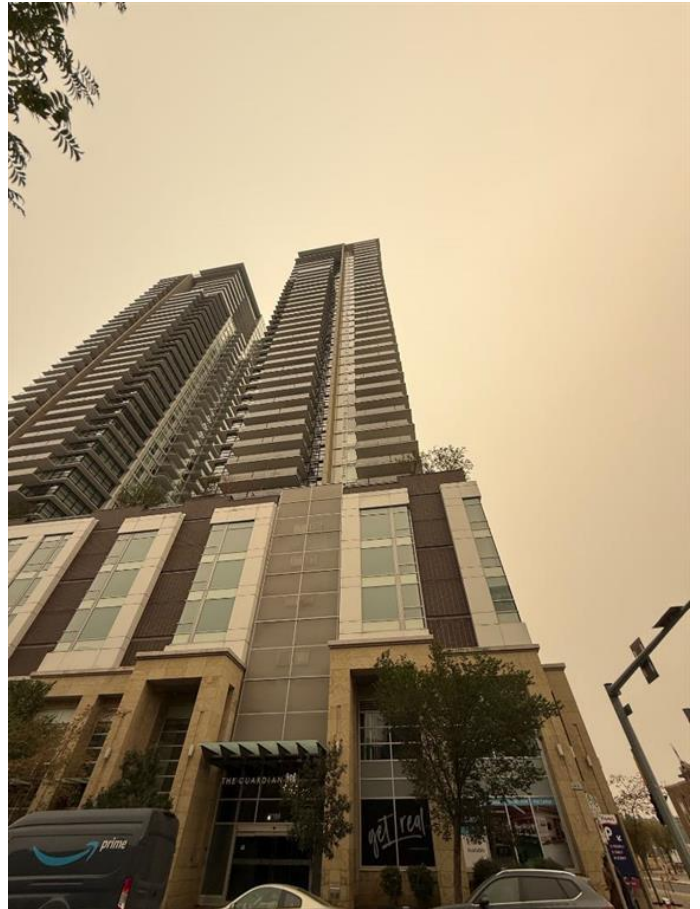
Welcome to this stunning 29th-floor residence in Calgary's premier Guardian South Tower, perfectly positioned in the heart of downtown's vibrant SE district. Offering unparalleled city and mountain views, this modern home combines luxury, convenience, and lifestyle.

Step inside to discover a bright, open-concept floor plan with expansive floor-to-ceiling windows that flood the space with natural light. The sleek kitchen is designed for both style and function, featuring stainless steel appliances, abundant cabinetry, and a contemporary eating area. The spacious bedroom with ample closet space and a beautifully appointed 4-piece bathroom completes this exceptional suite.

Perfect for first-time buyers, investors, or professionals, this home places you within walking distance to Calgary's best restaurants, caf  s, nightlife, and fitness studios, with bike lanes and transit access right outside your door. Directly across from the Stampede Grounds and Scotiabank Saddledome, you'll have the city's top entertainment at your fingertips.

As a resident of The Guardian, you'll enjoy exclusive amenities, including:

24/7 concierge service for security and convenience



State-of-the-art fitness centre

Expansive courtyard with BBQs for outdoor entertaining

Stylish party room for hosting guests

Dedicated workshop space for projects and hobbies

This is more than a home â€” itâ€™s a lifestyle. Donâ€™t miss your chance to live in one of Calgaryâ€™s most prestigious towers and experience the energy of downtown living at its finest.

Built in 2016

### Essential Information

MLS® #	A2256461
Price	\$360,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	503
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2901, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1H8



## Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Parkade

## Interior

Interior Features	Quartz Counters
Appliances	Built-In Refrigerator, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	Central Air
# of Stories	44

## Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Concrete, Metal Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 13th, 2025
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Skyrock
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