

# \$339,000 - 1808, 1188 3 Street Se, Calgary

MLS® #A2232680

## \$339,000

1 Bedroom, 1.00 Bathroom, 514 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

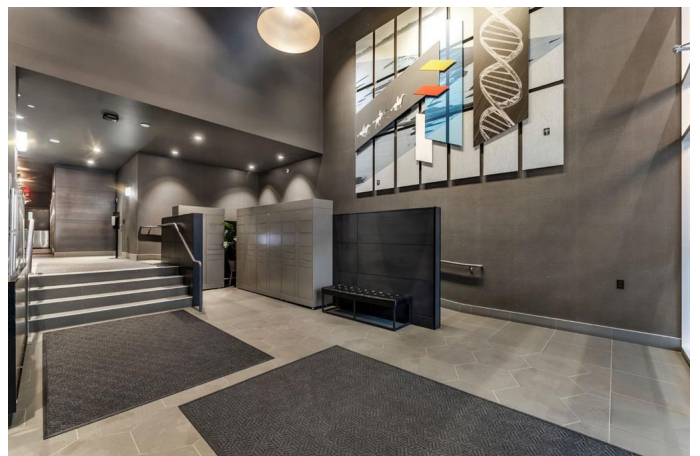
Welcome to the 18th floor of South Guardian Tower, a bright and spacious one-bedroom, one-bathroom condo in the South Tower offering stunning downtown Calgary & Mountain views. Large windows flood the space with natural light and showcase breathtaking vistas. The open-concept kitchen features a center island, quartz countertops, and stainless steel appliances—ideal for cooking and entertaining. The bedroom includes floor-to-ceiling windows, a walk-through closet, and a sleek four-piece bathroom. Step into the living room or onto your largest private balcony to enjoy the spectacular scenery. This condo also includes a titled underground parking spot, a storage unit, and access to excellent building amenities such as a modern fitness center, yoga studio, social room with a garden terrace, and a convenient meeting area. Located across from the Calgary Stampede grounds, Cowboys Casino, you'll have easy access to events, entertainment, cafes, dining, and boutique shops, with quick routes to Macleod Trail and Deerfoot Trail. Don't miss out—schedule your viewing today and experience this exceptional condo! Check out the virtual tour link!!

Built in 2016

## Essential Information

MLS® #

A2232680



|                |                   |
|----------------|-------------------|
| Price          | \$339,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 514               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1808, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G1H8                 |

### Amenities

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

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                       |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop, Garburator |
| Heating           | Forced Air                                                                                                                        |
| Cooling           | None                                                                                                                              |
| # of Stories      | 44                                                                                                                                |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Concrete, Stone |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 29              |
| Zoning         | DC (pre 1P2007) |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo 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.