

\$449,900 - 2904, 1188 3 Street Se, Calgary

MLS® #A2199587

\$449,900

2 Bedroom, 2.00 Bathroom, 735 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

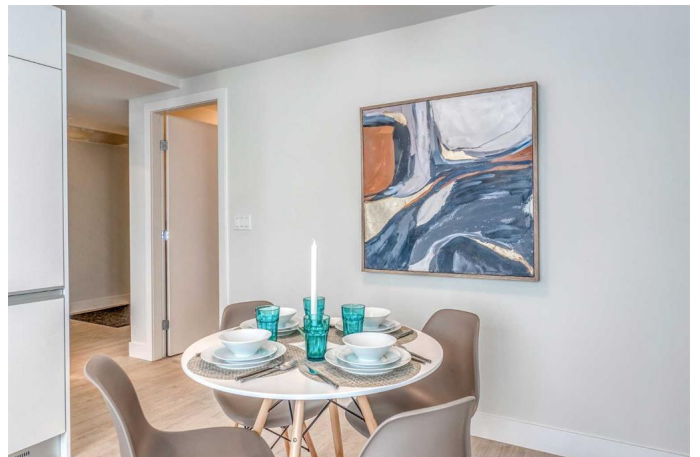
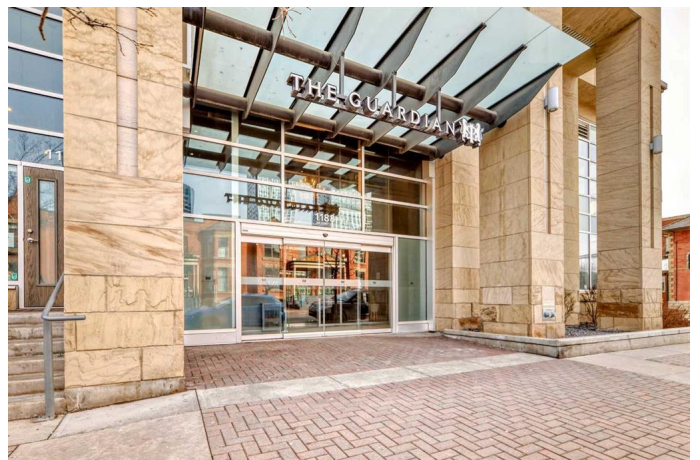
Welcome to an exceptional opportunity in The Guardian®—one of the city's most sought-after high-rises. This stunning 29th-floor corner unit features 2 bedrooms, 2 bathrooms, and floor-to-ceiling windows, along with two balconies that showcase breathtaking South and East views overlooking the Stampede Grounds and the Rocky Mountains. The unit is in excellent condition, boasting a sleek white kitchen, large island, and modern finishes. It includes one covered, heated, and secured titled parking stall, offering both convenience and peace of mind. For the savvy investor, this property presents flexible opportunities—live in, rent out, or list on Airbnb. Currently, the unit is fully furnished and rented for \$3,100/month. Luxury amenities include: Concierge/security at the front desk, A fully equipped workout room, An Owners'™ Lounge that opens onto a large outdoor patio on the 7th floor—ideal for entertaining and relaxation. The building is steps from coffee shops, restaurants, grocery stores, and transit, offering the ultimate urban lifestyle. This is a fantastic opportunity for investors or homebuyers looking for luxury, convenience, and incredible city views in a prime downtown location. Book your showing today!

Built in 2016

Essential Information

MLS® #

A2199587



| | |
|----------------|-------------------|
| Price | \$449,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 735 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 2904, 1188 3 Street Se |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 1H8 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Workshop, Recreation Room |
| Parking Spaces | 1 |
| Parking | Parkade, Secured, Stall, Titled |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances | Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Boiler |
| Cooling | Central Air |
| # of Stories | 41 |

Exterior

| | |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction Concrete

Additional Information

Date Listed March 6th, 2025

Days on Market 7

Zoning DC

Listing Details

Listing Office KIC Realty

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