

# \$309,900 - 1803, 1188 3 Street Se, Calgary

MLS® #A2241972

**\$309,900**

1 Bedroom, 1.00 Bathroom, 409 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your perfect urban retreat at The Guardian! Perched on the 18th floor, this sleek 1-bedroom unit proves that great things come in small packages. With a thoughtfully designed layout that maximizes every square inch, youâ€™ll be amazed at how spacious it feels.

Move right inâ€”this beauty comes fully furnished with a stylish sofa, cozy bed, and everything you need to start living your best downtown life from day one. The finishing package is absolutely stunning, with modern cabinetry, quartz countertops, and floor-to-ceiling windows framing jaw-dropping city views.

Love amenities? This building delivers: an incredible fitness center, residentsâ€™ lounge, concierge service, and more. Plus, this unit comes with an assigned parking stall and storage lockerâ€”hard to find downtown!

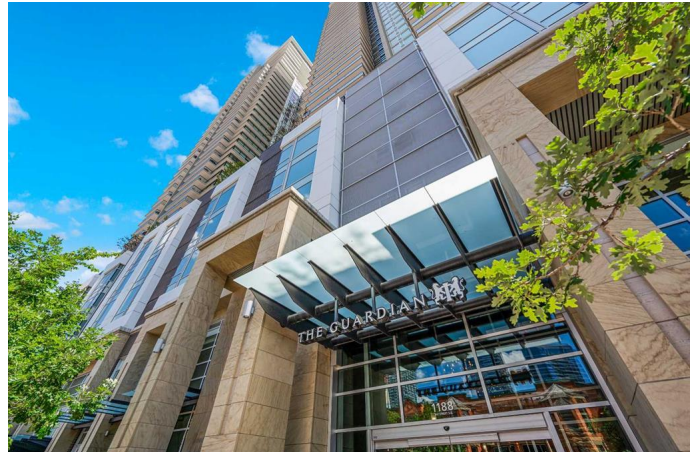
Just steps to Stampede Park, East Village, restaurants, and shopping, this is your chance to live in Calgaryâ€™s most vibrant community.

Built in 2016

## Essential Information

MLS® #                   A2241972

Price                     \$309,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 409               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1803, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G1H8                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Trash, Car Wash, Park, Recreation Facilities, Roof Deck, Recreation Room |
| Parking Spaces | 1   |
| Parking        | Assigned, Heated Garage, Stall, Underground, Leased, Parkade  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Elevator, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Stone Counters, Low Flow Plumbing Fixtures              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Oven-Built-In, Washer, Window Coverings, Induction Cooktop |
| Heating           | Fan Coil   |
| Cooling           | Central Air  |
| # of Stories      | 44   |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 59              |
| Zoning         | DC (pre 1P2007) |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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