

\$325,000 - 1405, 1188 3 Street Se, Calgary

MLS® #A2077281

\$325,000

1 Bedroom, 1.00 Bathroom, 500 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

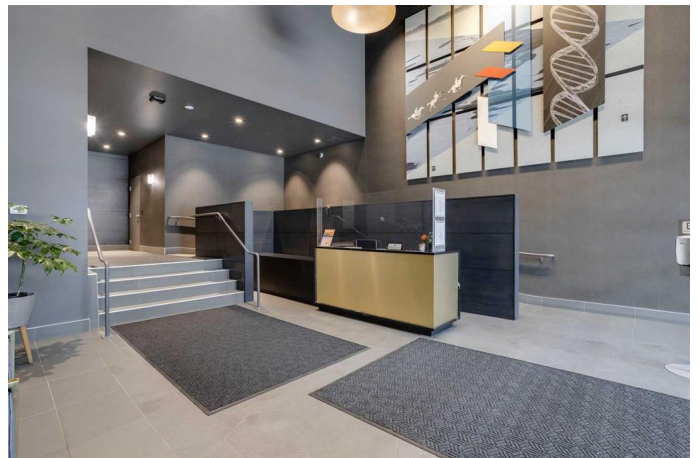
The epitome of Luxury. Welcome to The Guardian... This elegant corner unit is on the market for the first time. Featuring high end Italian Armony Cucine cabinets, quartz countertops and upgraded stainless steel appliances including a paneled refrigerator and dishwasher, this unit is perfect for those who enjoy a taste of the finer things. Beautiful lighter laminate floors in the living, dining and bedroom plus central AC for those hot summer days. Enjoy breathtaking views of the downtown skyline off your NW-facing balcony with amenities like ever popular ZCrew Cafe just out your front door. Steps from the Dome and Stampede Grounds, 17 Ave restaurants and bars, East Village, and much more! The building features three elevator banks for convenience, a full-time concierge, a state-of-the-art gym, social lounge and a wood working shop! This unit comes equipped with one titled parking stall plus a private storage locker. Ideal for first-time buyers, investors and empty nesters! With interest rates on the rise, affordability has never been more crucial. The Guardian South is Airbnb friendly! Take this opportunity to build the lifestyle you dream of with rental rates soaring! Book your private showing today, before this one is scooped up!

Built in 2016

Essential Information

MLS® #

A2077281



Price	\$325,000
Sold Price	\$322,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	500
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1405, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

Amenities

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

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	None
Roof	Membrane
Construction	Brick, Concrete

Foundation	Poured Concrete
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Additional Information

Date Listed	September 1st, 2023
Date Sold	October 21st, 2023
Days on Market	50
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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