

\$469,900 - 1402, 1188 3 Street Se, Calgary

MLS® #A2085921

\$469,900

2 Bedroom, 2.00 Bathroom, 770 sqft

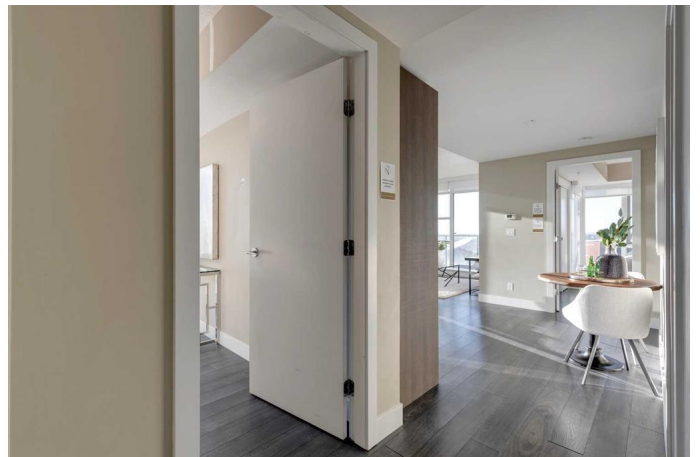
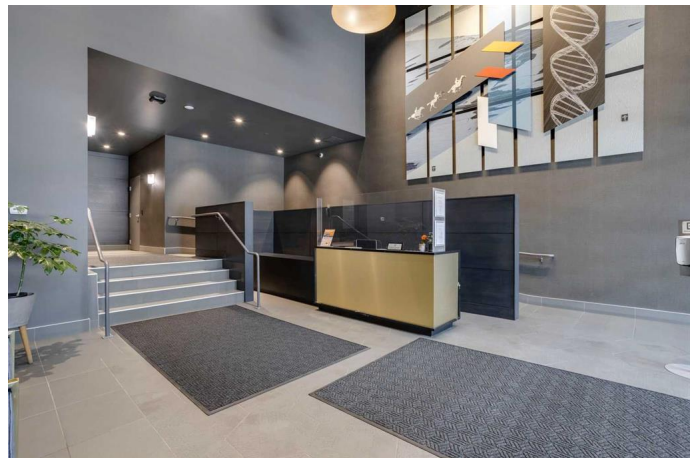
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to refined luxury living at the Guardian! This stunning South-facing unit is a showstopper! Featuring floor-to-ceiling wrap around windows, it offers unobstructed views of the Stampede fireworks, our scenic Rocky Mountains and downtown views. This unit comes equipped with luxury finishes including Armony Cucine Italian cabinets throughout, timeless flooring featuring laminate and tile and high-end kitchen appliances including an induction stove perfect for those aspiring chefs or social butterflies who like to entertain! The paneled refrigerator and dishwasher exude opulence. Central AC is included, ideal for those hot summer days! Enjoy barbecuing while hosting your friends and family on your oversized balcony and taking in the views. The Guardian South is Airbnb friendly making it the sought after building for savvy investors. The unit comes with a titled parking stall, a dedicated storage locker and communal bike storage. Full-time concierge, a state-of-the-art gym, wood working shop, social room and much more! Steps from award winning cafe Z-Crew offering the best breakfasts and lunches and a quick walk to the Dome, Stampede Grounds, downtown and East Village! Make this your next home and investment before it's too late!

Built in 2016

Essential Information



MLS® #	A2085921
Price	\$469,900
Sold Price	\$462,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	770
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1402, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

Amenities

Amenities	Bicycle Storage, Fitness Center, Guest Suite, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Gated, Heated Garage, Parkade, Secured, Titled, Underground

Interior

Interior Features	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	43

Exterior

Exterior Features	None
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Construction Brick, Concrete, Stucco

Additional Information

Date Listed October 7th, 2023
Date Sold October 25th, 2023
Days on Market 18
Zoning DC (pre 1P2007)
HOA Fees 0.00

Listing Details

Listing Office CENTURY 21 BAMBER REALTY LTD.

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