

\$470,000 - 1404, 1188 3 Street Se, Calgary

MLS® #A2102252

\$470,000

2 Bedroom, 2.00 Bathroom, 771 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome Home! This is your golden opportunity to own in the highly sought-after south tower of the Guardian building, located in downtown Calgary. With unparalleled amenities, you'll be living the dream in this luxurious 14th floor CORNER unit, complete with AIR-CONDITIONING and breathtaking views from either one of your TWO very own spacious covered balconies. As you step inside, prepare to be blown away! This home exudes pride of ownership, and every inch has been thoughtfully curated to ensure maximum comfort and enjoyment. From the high ceilings, oversized windows, and updated lighting to the stunning, no-maintenance flooring and exquisite finishes throughout, this home has it all. Lots of BRAND NEW UPGRADES in Jan-2024, including BRAND NEW FLOORING, repainted walls, and new faucets - this unit is in MINT CONDITION. The beautiful kitchen is a chef's dream, with the Armony Cucine cabinets, INTEGRATED fridge and dishwasher, stainless steel range and cooktop, QUARTZ countertops and a convenient eat-in island. The spacious dining area flows seamlessly into the open-concept living room, which boasts balcony access, perfect for entertaining family and friends. This stunning home also features two beautifully appointed bedrooms, including a primary suite with its own spacious closet and ensuite bathroom. An additional full bathroom and in-unit laundry complete this perfect package. But the Guardian building has even more in



store for you! As the lucky new owner of this home, you'll enjoy UNDERGROUND titled parking, additional storage, access to the on-site fitness centre, workshop, a 1350 sq ft social room with flat-screen TVs, and a Roof Top Garden Terrace and picnic area to host a larger BBQ or party. This building also offers concierge services. Don't miss out on this incredible opportunity to live the life of your dreams in one of the most coveted buildings in Calgary!

Built in 2017

Essential Information

MLS® #	A2102252
Price	\$470,000
Sold Price	\$465,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	771
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1404, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

Amenities

Amenities	Community Gardens, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Trash, Visitor
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	Parking, Workshop
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Built-In Electric Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave, Range Hood, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
# of Stories	42

Exterior

Exterior Features	Balcony, Courtyard, Other
Roof	Concrete
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	January 20th, 2024
Date Sold	March 4th, 2024
Days on Market	44
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Key Realty Group Inc.
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