

\$485,000 - 2304, 1188 3 Street Se, Calgary

MLS® #A2108628

\$485,000

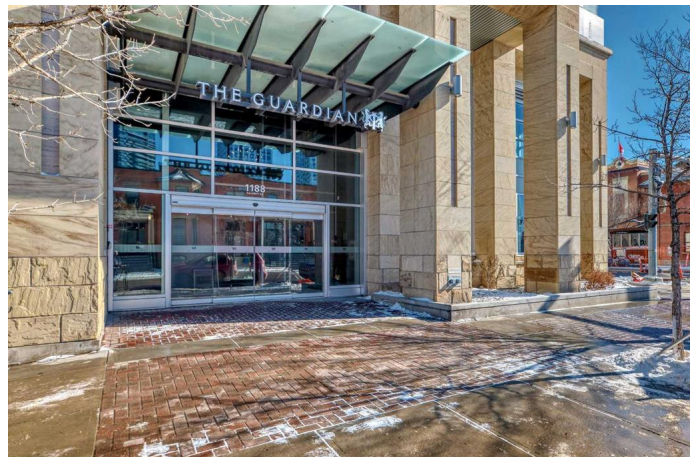
2 Bedroom, 2.00 Bathroom, 749 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Beautiful CORNER unit at the Guardian - Calgary's tallest residential building, with panoramic city and river views. This incredible 2-bedroom, 2-bath unit is situated on the 23th floor and includes one TITLED TANDEM PARKING stall and assigned storage locker. Barely lived in, this unit is in PRISTINE CONDITION and move-in ready. This home has an open functional floor plan, wrap-around corner views to the north and the east, and TWO SPACIOUS BALCONIES. The kitchen is equipped with built-in German appliances, and a sleek modern kitchen perfect for cooking and entertaining. Floor to ceiling windows span the entire width of the suite, offering a bright airy space during the day and the ambiance of city lights at night. The primary suite is located away from the 2nd bedroom and has a walk-in closet and 4pc ensuite. The building also includes extensive amenities such as a state-of-the-art gym, workshop, social room with garden terrace, 24-hour security & concierge. Conveniently located in the Beltline community of downtown Calgary within close proximity to Downtown, the Stampede grounds, Central Public Library, River walk and parks, Sunterra Market, and the LRT. Enjoy the convenience and excitement of downtown living, while taking advantage of the ultimate opportunity to get invested into a rising neighborhood. Additional parking stall available for purchase.

Built in 2016



Essential Information

MLS® #	A2108628
Price	\$485,000
Sold Price	\$459,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	749
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2304, 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 Parking, Workshop
Parking Spaces	1
Parking	Stall, Tandem

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	June 6th, 2024
Days on Market	88
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Rhinorealty
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