

# \$499,900 - 3404, 1188 3 Street Se, Calgary

MLS® #A2114489

**\$499,900**

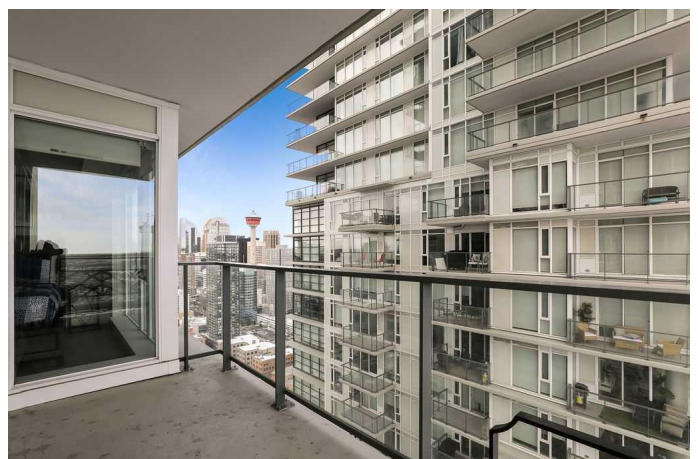
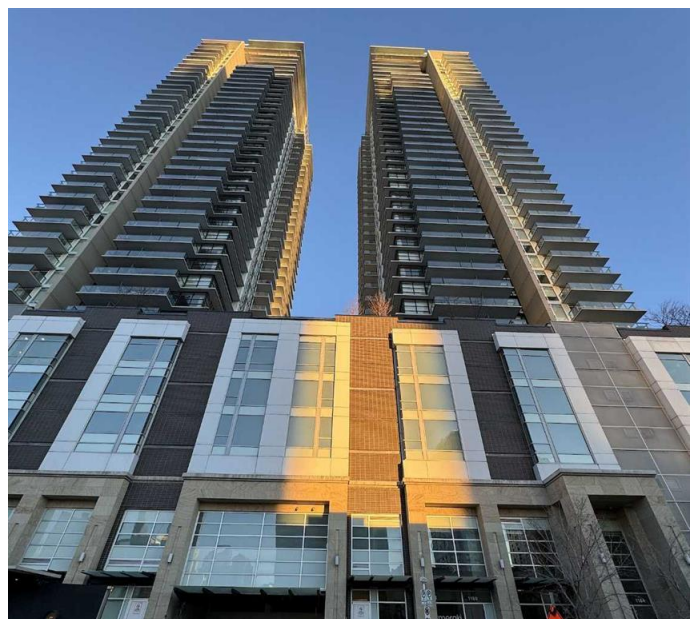
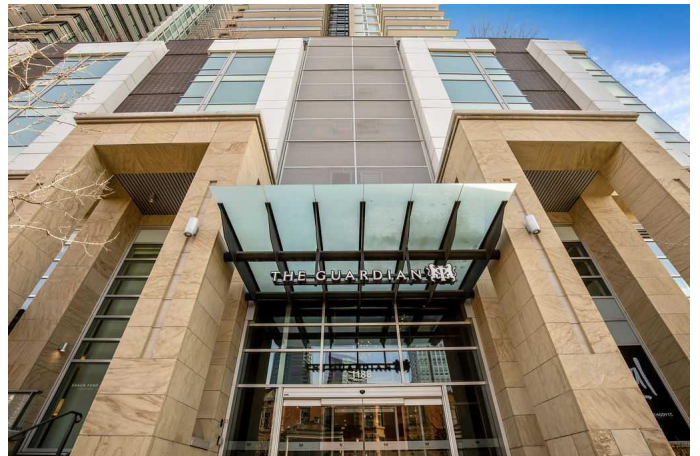
2 Bedroom, 2.00 Bathroom, 730 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\* ALL FURNITURE INCLUDED IN SALE\*\***

Here's an incredible opportunity to own an AIRBNB-friendly investment property with a current corporate lease. This stunning 2 bed/2 bath CORNER UNIT is situated on the 34th FLOOR in the prestigious Guardian building, offering breathtaking views of the southeastern sky and cityscape, including the iconic Calgary Tower. Step inside to discover an open modern concept with thermal-efficient floor-to-ceiling windows that not only provide panoramic views but also fill the space with an abundance of natural light. The kitchen is a showstopper, featuring stainless steel appliances, quartz countertops, and under-cabinet lighting. The living, dining, and kitchen areas seamlessly flow together, creating the perfect setting for entertaining friends and family. The primary bedroom boasts beautiful city-facing views and comes complete with its own 4-piece ensuite and a spacious double closet. Both bathrooms showcase upgraded tiled flooring and stylish wall tiles, with a glass stand-up rain shower head in the main bath and a deep soaker tub in the ensuite. Take advantage of evenings on the good-sized balcony, offering incredible views of the city nightlights. There's ample space for outdoor furniture, and a gas line BBQ provides the perfect setup for enjoying the outdoors. Additional features include underground parking, central A/C, and convenient in-suite laundry. The Guardian building offers a plethora of amenities,



including concierge services, security, a gym and yoga studio, a workshop for your projects, and a social lounge opening onto a garden terrace. Located in the heart of entertainment and just steps away from restaurants, bike paths, the Stampede grounds, Saddledome, East Village, shopping, and much more, this property combines luxury living with a prime location.

Don't miss out on this fantastic investment opportunity - seize the moment and make this property yours today!

Built in 2016

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2114489    |
| Price          | \$499,900   |
| Sold Price     | \$480,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 730         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3404, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |

Province                    Alberta  
Postal Code                T2G 1H8

**Amenities**

Amenities                    Bicycle Storage, Elevator(s), Fitness Center, Workshop  
Parking Spaces            1  
Parking                      Assigned, Stall, Underground

**Interior**

Interior Features          Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub  
Appliances                  Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer  
Heating                      Central, Natural Gas  
Cooling                       Central Air  
# of Stories                  44

**Exterior**

Exterior Features          Balcony  
Construction                Concrete, Glass, Metal Frame

**Additional Information**

Date Listed                  March 14th, 2024  
Date Sold                    April 19th, 2024  
Days on Market            36  
Zoning                        DC (pre 1P2007)  
HOA Fees                    0.00

**Listing Details**

Listing Office                CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.