

\$280,000 - 3505, 1188 3 Street Se, Calgary

MLS® #A2116293

\$280,000

1 Bedroom, 1.00 Bathroom, 537 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this sophisticated and modern unit in The Guardian South Tower! Located in the SE corner of downtown, this 35th floor unit offers you incredible views in an unbeatable location! This suite is excellent value and ideal for an investor or business professional, conveniently located within walking distance to incredible restaurants and cafes, nightlife, fitness studios, easy access to transit with bike lanes right outside your door. That's not all- You are directly across from the Stampede grounds/ Scotiabank Saddledome. This executive building has everything you need in the heart of inner-city Calgary! The building features a front desk concierge, a fully loaded gym and an open courtyard to BBQ and entertain. If you're looking to have guests over, you can conveniently rent the party room. There is also a workroom for your handyman needs. Make your home ownership dreams a reality and enjoy the vibrant and dynamic lifestyle of living in The Guardian on the prestigious 35th floor!

Built in 2016

Essential Information

MLS® #	A2116293
Price	\$280,000
Sold Price	\$306,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	537
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	3505, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1H8

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Room, Visitor Parking
Parking	None

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	April 25th, 2024
Days on Market	36
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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