

\$295,000 - 1903, 1188 3 Street Se, Calgary

MLS® #A2138340

\$295,000

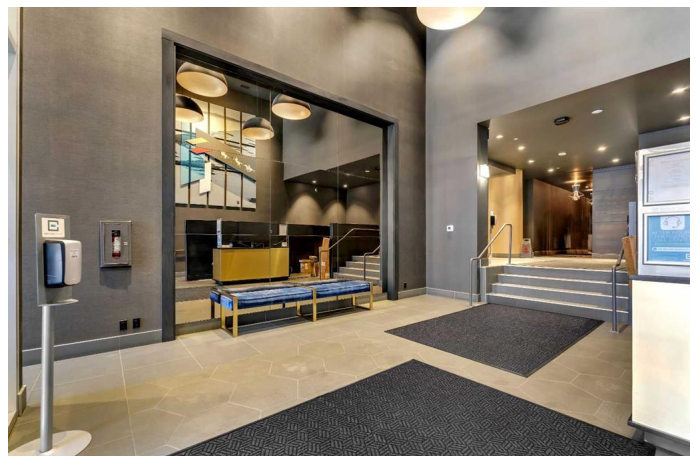
1 Bedroom, 1.00 Bathroom, 402 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

These units have been on everyone's wish list: bright and contemporary with an open floor plan in the South Guardian Tower. They offer incredible potential for first-time buyers or investors, with an unbeatable location just steps from the new BMO Convention Center, Calgary's Stampede Grounds, Central Library, the River Walk, Studio Bell Music Hall, Sunterra Market, Victoria Park Stampede Station (red and blue lines), and much more.

Enjoy sprawling east-facing views from the oversized balcony, perfect for your morning coffee or a relaxing summer evening. The original owner has kept the home in pristine condition, maintaining a no-smoking, and no-pet environment. This unit features air conditioning and a sleek European-style appliance package, including an easy-to-clean glass backsplash, panelled built-in refrigerator and dishwasher, stainless steel oven, and induction cooktop, all complemented by contemporary white cabinetry. An eat-in style can easily be created with the addition of a central island. The sunlit living space is perfect for relaxation, and the bedroom offers a sizeable walk-in closet for ample storage. Additional storage is available in the in-unit laundry space and the included assigned storage unit. This premium, pet-friendly building boasts extremely affordable condo fees, numerous amenities, including a bus stop right outside the front door, concierge services, a well-equipped fitness center, BBQ



courtyard, work/hobby room, and a posh party room for all your entertaining needs. Living here allows you to enjoy Calgary’s best nightlife, restaurants, fitness studios, coffee shops, markets, and more. The upcoming Greenline station on 5th Street SE will enhance connectivity. Currently, a short-term rental-friendly (AirBnB) building, this unit is highly desirable and won't last long.

Built in 2016

Essential Information

MLS® #	A2138340
Price	\$295,000
Sold Price	\$295,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	402
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1903, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Visitor Parking, Workshop
Parking	None

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Storage
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings
Heating	Central
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Construction	Concrete, Glass, Metal Frame

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 10th, 2024
Days on Market	4
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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