

\$325,000 - 1205, 1188 3 Street Se, Calgary

MLS® #A2142630

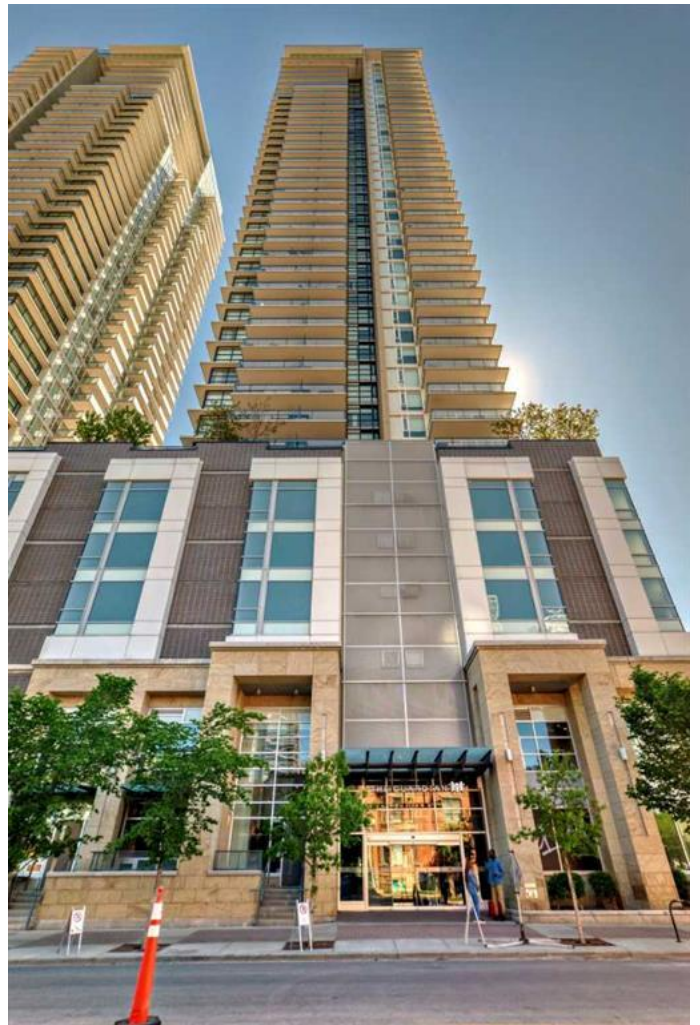
\$325,000

1 Bedroom, 1.00 Bathroom, 498 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Step into luxury with this exclusive 1-bedroom, 1-bathroom condo on the 12th floor of The Guardian complex. This unit offers spectacular panoramic views of downtown Calgary that will leave you breathless. The bright and open floor plan is accentuated by a wall of windows and high ceilings, flooding the space with natural light. The heart of the home, the kitchen, is a chef's dream featuring quartz countertops, an imported Armony Cucine kitchen, and top-of-the-line stainless steel appliances, including an AEG induction cooktop and built-in oven and a built-in refrigerator. With ample cabinetry, this massive kitchen provides abundant storage space for all your culinary needs. The spacious bedroom easily accommodates a king-sized bed and a dresser, ensuring your comfort. The cleverly designed 4-piece bathroom includes a closet housing a stacking washer and dryer, optimizing your living space. Enjoy breathtaking cityscapes and serene sunrises/sunsets from the huge balcony, perfect for relaxation and entertaining. This condo comes with a titled underground parking stall, a storage locker, and air conditioning. The Guardian complex offers outstanding amenities, including a fitness facility, yoga studio, recreation room, outdoor terrace, bike room, workshop, and a full-time concierge/security service. Located in a prime area, you're just steps away from the vibrant downtown life, including the Saddledome, Stampede Park, the trendy boutiques and



restaurants of 17th Avenue, the C-Train, and scenic walking paths along the Bow River. Call now to book your showing and make this luxurious condo your new home!

Built in 2016

Essential Information

MLS® #	A2142630
Price	\$325,000
Sold Price	\$317,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	498
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1205, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1H8

Amenities

Amenities	Elevator(s), Party Room
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Quartz Counters
Appliances	Built-In Refrigerator, Dishwasher, Electric Oven, Induction Cooktop, Microwave, Washer/Dryer Stacked



Heating	Baseboard
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	June 18th, 2024
Date Sold	July 10th, 2024
Days on Market	22
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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