

\$499,000 - 3107, 1188 3 Street Se, Calgary

MLS® #A2155660

\$499,000

2 Bedroom, 2.00 Bathroom, 821 sqft

Residential on 0.00 Acres

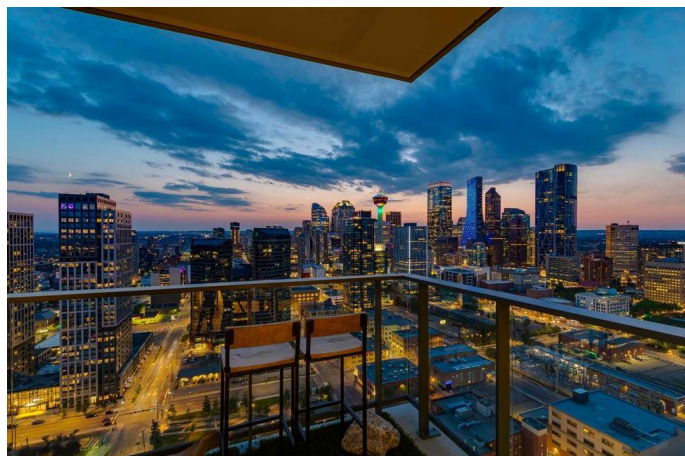
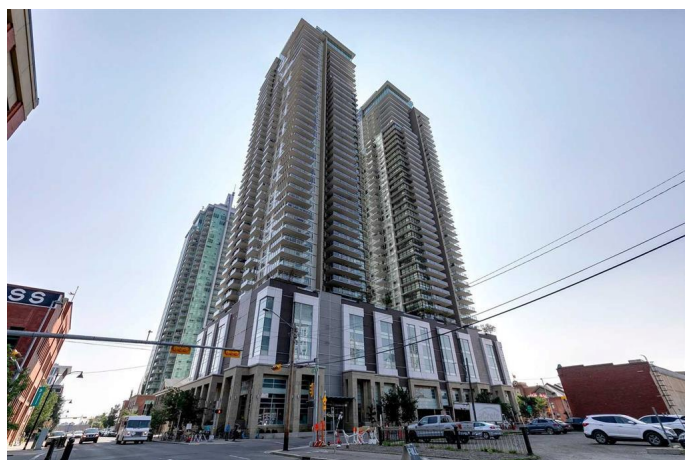
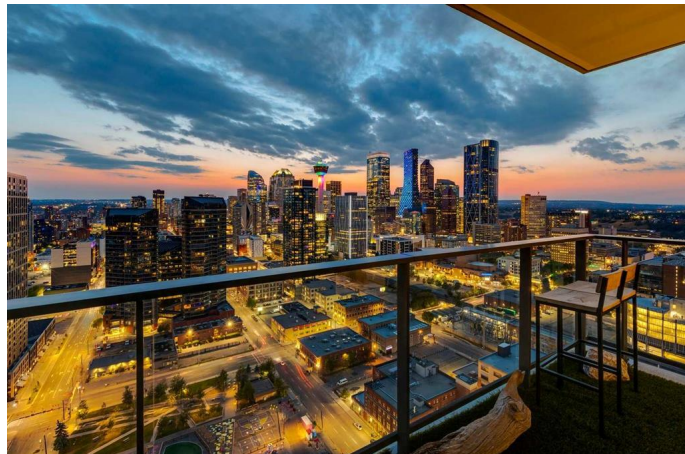
Beltline, Calgary, Alberta

Step into this sleek condo, exuding style and sophistication, located in The Guardian South Tower in Calgary's vibrant Beltline. The building's contemporary design, with charcoal brick and honed sandstone, sets a tone of modern elegance from the moment you arrive.

Expansive floor-to-ceiling windows capture breathtaking views of Calgary's city skyline, mountains, and river, flooding the space with natural light. The open-concept living area extends to a sleek kitchen with high-end finishes, including imported Italian Armony Cucine cabinets, stainless steel kitchen appliances, an induction range, a large kitchen sink with a garburator, along with ample space for dining and entertaining. This modern, versatile unit features two bedrooms, one currently used as an office and sitting room. Every room in this unit is designed to capture the stunning views, creating a living experience as picturesque as it is luxurious.

The two full bathrooms offer clean, minimalist designs for a sophisticated and relaxing experience. The first features a luxurious soaker tub with sleek chrome fixtures and ample vanity storage. The primary bath features a luxurious soaker tub with sleek chrome fixtures and ample vanity storage. The second offers a spacious glass-enclosed shower, continuing the contemporary theme.

Located directly behind the titled parking stall



on P4, is a large, secure private storage room—one of only three of its kind in the entire building—offering peace of mind and exceptional convenience for residents. Throughout the rest of the building, you'll find a range of amenities designed to enhance your lifestyle. The fully equipped gym offers a wide array of equipment for all your fitness needs and provides 24-hour access. A 24-hour concierge service at the front desk ensures added security. A workshop caters to DIY enthusiasts, while the garden terrace offers a serene retreat with lounge seating, a concrete firebowl, a community garden, and a BBQ area for summer evenings. The social club features a communal table, beverage fridge, WiFi, TVs, a fireplace, and cozy seating for gatherings.

Step outside to find convenient access to Calgary’s top spots. Enjoy handcrafted coffees and gourmet brunches at Z Crew Cafe, just steps away. The residence is also close to the LRT station, entertainment venues like the Saddledome and BMO Centre, The Method multi-sports centre, a wide variety of excellent restaurants, the Central Library, Bow Valley College, and scenic pathways along the Bow and Elbow Rivers.

This exceptional condo offers unparalleled comfort, making it a perfect urban retreat. Yet, if you choose to step outside, everything you need and desire is right at your doorstep. Don’t miss the chance to make it your home—schedule your private viewing today and experience downtown living at its finest.

Built in 2016

Essential Information

MLS® #	A2155660
Price	\$499,000
Sold Price	\$470,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	821
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	3107, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1H8

Amenities

Amenities	Fitness Center, Party Room, Recreation Facilities, Recreation Room, Roof Deck, Workshop
Parking Spaces	1
Parking	Assigned, On Street, Parkade, Titled, Underground

Interior

Interior Features	High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Humidity Control, Natural Gas
Cooling	Sep. HVAC Units
# of Stories	44

Exterior

Exterior Features	Balcony
Construction	Brick, Metal Frame, Stone

Additional Information

Date Listed	August 12th, 2024
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Date Sold	September 6th, 2024
Days on Market	25
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office Coldwell Banker Mountain Central

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