

# \$449,900 - 2904, 1188 3 Street Se, Calgary

MLS® #A2199587

**\$449,900**

2 Bedroom, 2.00 Bathroom, 735 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

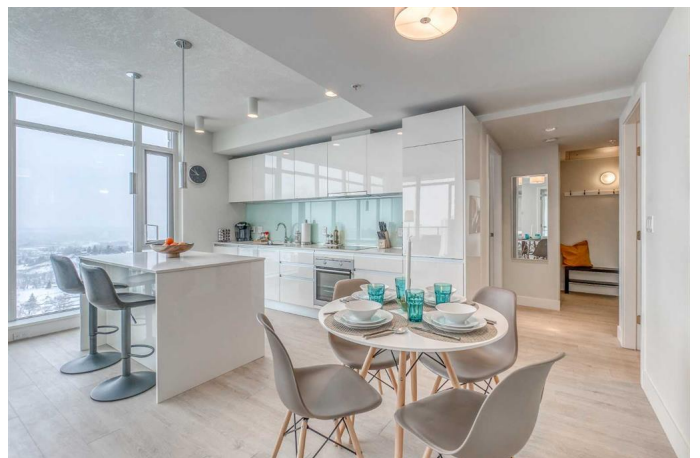
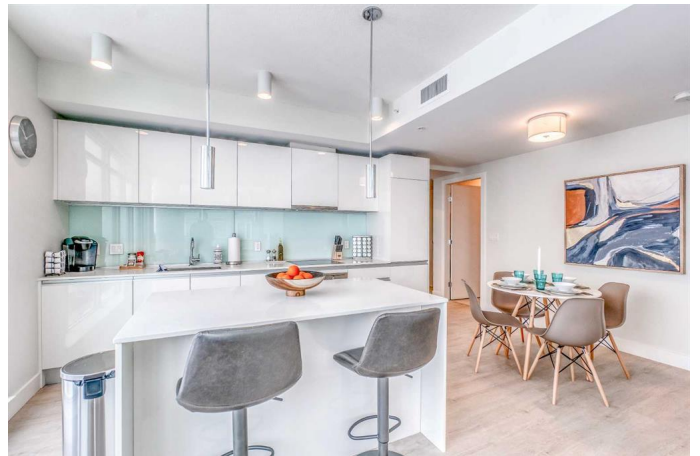
Welcome to an exceptional opportunity in The Guardian®—one of the city's most sought-after high-rises. This stunning 29th-floor corner unit features 2 bedrooms, 2 bathrooms, and floor-to-ceiling windows, along with two balconies that showcase breathtaking South and East views overlooking the Stampede Grounds and the Rocky Mountains. The unit is in excellent condition, boasting a sleek white kitchen, large island, and modern finishes. It includes one covered, heated, and secured titled parking stall, offering both convenience and peace of mind. For the savvy investor, this property presents flexible opportunities—live in, rent out, or list on Airbnb. Currently, the unit is fully furnished previously rented for \$3,100/month. Luxury amenities include: Concierge/security at the front desk, A fully equipped workout room, An Owners'™ Lounge that opens onto a large outdoor patio on the 7th floor—ideal for entertaining and relaxation. The building is steps from coffee shops, restaurants, grocery stores, and transit, offering the ultimate urban lifestyle. This is a fantastic opportunity for investors or homebuyers looking for luxury, convenience, and incredible city views in a prime downtown location. Book your showing today!

Built in 2016

## Essential Information

MLS® #

A2199587



Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	735
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2904, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Workshop
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In
Heating	Boiler
Cooling	Central Air
# of Stories	41

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

## **Additional Information**

Date Listed	March 6th, 2025
Days on Market	28
Zoning	DC

## **Listing Details**

Listing Office	KIC Realty
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