1204 1188 3 Street SE

Calgary | Active | MLS® A2291011

$410,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**728.41 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Urban luxury meets modern design in this stunning 2-bedroom, 2-bathroom suite in the iconic Guardian South Tower - Calgary's tallest residential building.

Located in the heart of the Beltline, this impeccably designed unit features floor-to-ceiling windows that frame sweeping views of the city skyline, Calgary Tower, and beyond. The open-concept layout is enhanced by custom feature walls, sleek finishes, and a bright, contemporary aesthetic.

The chef-inspired kitchen boasts high-end built-in appliances, quartz countertops, and streamlined cabinetry - perfect for both daily living and elevated entertaining. Both bedrooms are generously sized and well-separated for privacy, with the primary suite offering a walk-through closet and a spa-like ensuite.

Unique to this unit are two private balconies, providing extended outdoor living space to enjoy both sunrise and sunset cityscapes.

Additional highlights include in-suite laundry, central A/C, and titled underground parking.

Residents of The Guardian enjoy access to a fully equipped fitness centre, social lounge, workshop, and rooftop terrace - all within walking distance to Stampede Park, the Saddledome, 17th Ave, and the C-Train.

This is downtown living at its finest - perfect for professionals, investors, or anyone seeking an upscale urban lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2291011
Bedrooms	2
Bathrooms	2
Year Built	2016
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	728.41 sq. ft.
Main Level Finished Area:	728.41 sq. ft.
Condo Fee:	$696.59
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	12
Stories Total:	42
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2016 (Age: 10)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1611563
Heating:	Forced Air

New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	The Guardian
Community:	Beltline
Amenities:	Fitness Center, Parking, Storage, Workshop
Appliances:	Built-In Oven, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	NA
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Kitchen · 9'10" × 8'5" ·
Main Floor	Dining Room · 9'8" × 7'1" ·
Main Floor	Living Room · 12'2" × 9'9" ·
Main Floor	Laundry · 3' × 2'9" ·

Main Floor	Balcony · 12'9" × 5'4" ·
Main Floor	Balcony · 11'1" × 5'4" ·
Main Floor	Bedroom - Primary · 9'11" × 9'10" ·
Main Floor	Bedroom · 10' × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island, Open Floorplan, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Mar 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1204-1188-3-street-se-calgary-a2291011/

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