1503 1188 3 Street SE

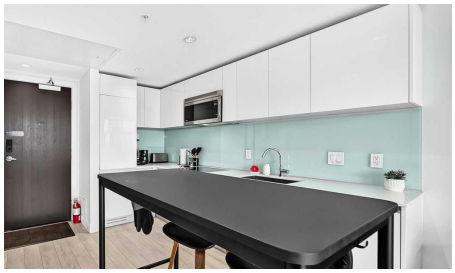
Calgary | Active | MLS® A2337374

$219,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2016**	**402 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Bright, Sleek & Modern Downtown Living

Welcome to bright, contemporary urban living in this stylish 1-bedroom, 1-bathroom condo designed for comfort, convenience, and an effortless downtown lifestyle. The open-concept layout creates a spacious, airy feel, with a modern aesthetic that makes the most of every square foot.

Enjoy a sleek kitchen and living space that flows seamlessly together-perfect for relaxing at home or entertaining guests. Large windows fill the unit with natural light, creating a warm and inviting atmosphere throughout.

Beyond your front door, enjoy an impressive selection of building amenities designed to complement an active, connected lifestyle. Stay fit in the fully equipped gym, unwind and recharge in the yoga studio, or get creative in the workshop. When it’s time to socialize or enjoy some fresh air, the community patio provides the perfect space to gather with friends and neighbours. The unit doesn't include titled parking, but both single and tandem spots are available for purchase separately, and there are assigned parking spots available for rent. There is no concern for anyone looking for parking!

With the energy and convenience of downtown living right at your doorstep, this home offers the perfect blend of modern style, thoughtful amenities, and urban convenience.

Modern. Bright. Connected. Downtown living at its best.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337374
Bedrooms	1
Bathrooms	1
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:	402 sq. ft.
Condo Fee:	$354.22
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Other
Entry Level:	15
Stories Total:	44
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2016 (Age: 10)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1611563
Heating:	Forced Air
New Constr.:	No
Construction Material:	Concrete

Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	None
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	The Guardian
Community:	Beltline
Amenities:	Community Gardens, Elevator(s), Fitness Center, Other, Party Room, Secured Parking, Trash, Visitor Parking, Workshop
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	All Furniture is negotiable
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 4'9" × 3'11" ·
Main Floor	Kitchen With Eating Area · 11'1" × 6'10" ·
Main Floor	Living/Dining Room Combination · 10'5" × 9'6" ·
Main Floor	Laundry · 4'2" × 2'10" ·
Main Floor	Bedroom - Primary · 10'7" × 8'2" ·
Main Floor	Balcony · 19'2" × 7' ·

Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Closet Organizers, High Ceilings, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Aug 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1503-1188-3-street-se-calgary-a2337374/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.