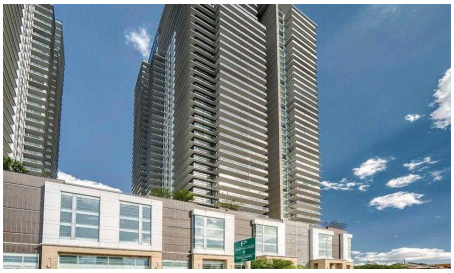
1507 1188 3 Street SE

Calgary | Active | MLS® A2356133

$454,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**845 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Diamond Realty & Associates Ltd

A closer look

Location, location, location. Tremendous value for this two-bedroom condo on the 15th floor with brilliant views to downtown. Located in the heart of Calgary's downtown Beltline! This pet-friendly building offers an exceptional urban lifestyle, just steps from Stampede Park, the Saddledome, East Village, downtown, 17th Avenue's restaurants and shopping, transit, river pathways, and the LRT, with convenient access to Memorial Drive and Deerfoot Trail. This 2-bedroom, 2-bathroom condo showcases floor to ceiling windows in this CORNER UNIT. Views are both to the west and south. The open-concept from the kitchen to the living room, dining area, creates a large, spacious and open feel. The kitchen has quartz countertops, a built-in refrigerator, built-in oven, cooktop, built-in microwave, dishwasher, and a large working island with an eating bar. Kitchen offers plenty of counter space and abundant stylish cabinetry. The spacious master bedroom features a walk-through double closet leading to a private 4-piece ensuite. The second bedroom is also generously sized with ample closet space and is conveniently located near the second 3-piece bathroom. Additional features include in-suite laundry and a large front entry closet for extra storage. Step outside onto the private balcony, accessible from the living area, to enjoy the incredible city views. The unit also includes two heated underground parking stalls (No. 615 tandem) located on P4. Residents of The Guardian enjoy first-class amenities, including professional concierge and security services, a state-of-the-art fitness center, yoga studio, workshop, social lounge, and a beautifully landscaped garden terrace. Great value and excellent location! Don't wait to view this pet friendly building.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356133
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:	845 sq. ft.
Main Level Finished Area:	845 sq. ft.
Condo Fee:	$708.45
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Reserve Fund Contributions, Security, Sewer, Snow Removal, Water
Front Exposure:	West
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	15
Stories Total:	44
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:	Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Stall, Tandem, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	The Guardian
Community:	Beltline
Amenities:	Community Gardens, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Trash, Visitor Parking, Workshop
Appliances:	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Furniture
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Balcony · 15'9" × 6'2" ·
Main Floor	Bedroom - Primary · 10'2" × 10'1" ·
Main Floor	Living Room · 15'1" × 11'9" ·
Main Floor	Dining Room · 10'8" × 9'5" ·
Main Floor	Bedroom · 10'3" × 9'6" ·
Main Floor	Kitchen · 10' × 8' ·
Main Floor	Entrance · 9'2" × 5' ·

Main Floor	Laundry · 4'11" × 2'6" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby
Interior Features:	Kitchen Island, Open Floorplan
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:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1507-1188-3-street-se-calgary-a2356133/

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