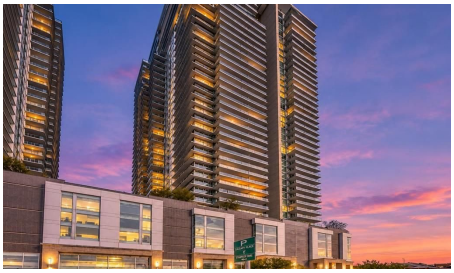
2307 1188 3 Street SE

Calgary | Active | MLS® A2356223

$454,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**857.3 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! Executive luxury living in the highly sought-after condo close to all amenities including 17th Ave restaurants, shops, 4th Ave amenities, walking distance to parks, also walking distance to downtown core and CTrain access. You'll also enjoy close proximity to the Stampede Grounds, with convenient access to Memorial Drive and Crowchild. This west-facing corner unit offers breathtaking panoramic city views from virtually every room. Enjoy spectacular sunsets and the sparkling city skyline from the oversized private balcony. Inside, the IMMACULATE, bright and spacious unit you will enjoy the open-concept from the kitchen to the living room and kitchen area. Upgraded luxury vinyl plank flooring and floor-to-ceiling windows with custom window coverings that wrap around the entire unit, filling the space with natural light. This CORNER UNIT features a modern kitchen with high-end appliances, upgraded white cabinetry, quartz countertops, a custom tile backsplash, a built-in refrigerator, and a massive island with an eating bar. Good sized master bedroom that includes a walk through closet and a private 4-piece ensuite. A second bedroom that is excellent flexibility for guests, family, or a home office, while an additional 3-piece bathroom close to the second bedroom. The unit also includes a stackable washer and dryer, along with a spacious front foyer and large storage closet. Additional features include titled tandem heated underground parking (Stall #421 on P2) and a separate storage locker (assigned #421) conveniently located on the second floor. Residents of the Guardian enjoy exceptional amenities, including professional security, a state-of-the-art fitness center, yoga studio, workshop on the 6th floor, and a social club with a beautiful garden terrace on the 7th floor. This Pet friendly building is an incredible opportunity to own a luxury condo offering style, comfort, convenience, and some of the best views in the city. Don't miss your chance to experience downtown living at its finest. Prime unit that has been well maintained and has pride of ownership. Shows 10 out of 10!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356223
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:	857.3 sq. ft.
Main Level Finished Area:	857.3 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, Trash, Water
Front Exposure:	West
Unit Exposure:	Northwest
Floor Location:	Ground
Entry Level:	23
Stories Total:	44
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
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:	Fan Coil
Basement:	None

New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Tile, 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, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	furniture
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 10'2" × 9'8" ·
Main Floor	Balcony · 16'2" × 6' ·
Main Floor	Living Room · 14'5" × 10' ·
Main Floor	Kitchen With Eating Area · 11'11" × 8'1" ·

Main Floor	Dining Room · 11'11" × 7'2" ·
Main Floor	Bedroom · 9'9" × 9'5" ·
Main Floor	Office · 7' × 4'1" ·
Main Floor	Laundry · 4'11" × 2'6" ·
Main Floor	Entrance · 5'8" × 5' ·
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/2307-1188-3-street-se-calgary-a2356223/

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