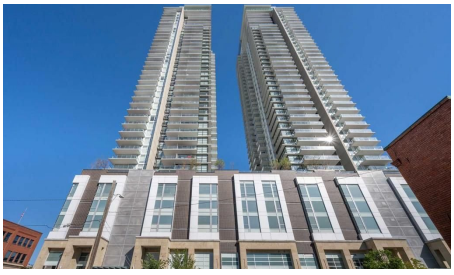
2609 1188 3 Street SE

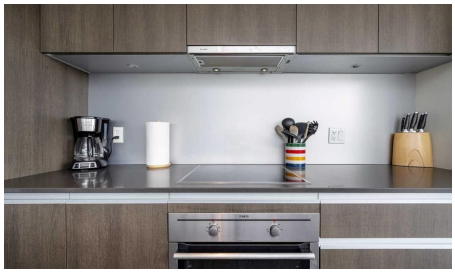
Calgary | Active | MLS® A2344518

$500,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**923 sq. ft.**

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Listed by Nineteen 88 Real Estate

A closer look

Welcome to The Guardian, one of Calgary’s most recognizable residential towers, ideally located in the heart of the Beltline just steps from Stampede Park. Offered by the original owner, this spacious 26th-floor corner unit features 2 bedrooms, 2 bathrooms and 923 sq. ft. of living space, surrounded by floor-to-ceiling windows and expansive city views. The bright open-concept kitchen, dining and living area features dark cabinetry, quartz countertops, a large island and updated dishwasher (September 2026). The living area and second bedroom overlook the Saddledome and Stampede grounds with incredible views of the Stampede fireworks, while the primary bedroom and private balcony look toward the Calgary Tower and downtown skyline. The primary features built-in closet storage and a private ensuite with tub/shower, with the second bedroom and full bathroom located toward the front of the unit. Additional features include central A/C, in-suite laundry with updated stacked washer/dryer (August 2026), separate assigned storage locker and a separately titled heated underground tandem parking stall on P2 with room for two vehicles. Furniture, décor and small household items may also be negotiated into the sale. Residents enjoy concierge and security services, fitness centre, residents’ lounge, garden terrace, and bike storage, all within walking distance of the Saddledome, Stampede Park, East Village, 17th Avenue, restaurants, shopping, transit and river pathways. An excellent investment opportunity, the property is currently leased for $2,650/month through January 31, 2027, with the tenants potentially interested in extending. A buyer may take possession earlier by assuming the existing tenancy, with vacant possession available following lease expiry.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344518
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:	923 sq. ft.
Condo Fee:	$889.82
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	West
Unit Exposure:	Southwest
Floor Location:	Other
Entry Level:	1
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:	Forced Air
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes

Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Garage Spaces:	2
Parking:	Heated Garage, Secured, 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:	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Roof Deck, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garburator, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Washer/Dryer Stacked, Window Coverings
Inclusions:	All furniture, décor and small household items shown in listing photos may be included in the sale at a negotiable price. Certain furniture currently in the unit belongs to the tenants and is excluded from the sale. A complete list of available and excluded items can be provided upon request.
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 13'1" × 10'4" ·
Main Floor	Foyer · 7'9" × 4' ·
Main Floor	Kitchen · 17'9" × 8'11" ·
Main Floor	Dining Room · 11'11" × 4'8" ·
Main Floor	Living Room · 13'1" × 11'11" ·

Main Floor	Bedroom - Primary · 16' × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
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:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2609-1188-3-street-se-calgary-a2344518/

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.