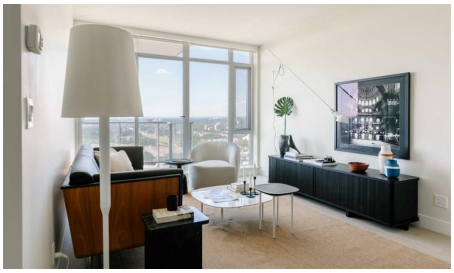
2710 1188 3 Street SE

Calgary | Active | MLS® A2301814

$275,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2016**	**499.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Rhinorealty

A closer look

Experience elevated city living in this bright and well maintained south-facing one-bedroom residence, showcasing expansive unobstructed views from a high-floor vantage point. Designed with efficiency and style in mind, this well-laid-out home offers over 500 sq. ft. of contemporary living space. The open-concept layout maximizes functionality, complemented by upscale finishes including durable laminate flooring, elegant Italian-designed cabinetry, quartz surfaces, and fully integrated stainless steel appliances. Floor-to-ceiling windows flood the interior with natural light throughout the day. The unit features a generously sized bedroom alongside a sleek four-piece bathroom finished with imported Italian cabinetry. Additional highlights include in-suite laundry, titled tandem parking accommodating two vehicles, and a dedicated storage unit. Residents have access to an impressive array of amenities, including a fully equipped fitness facility, workshop space, secure bicycle storage, a social lounge with an outdoor garden terrace, and 24-hour concierge and security services. Located in the heart of Calgary's dynamic Beltline district, this home places you within walking distance of downtown, Stampede Park, the Central Library, Riverwalk pathways, and convenient LRT access. Daily essentials and lifestyle perks are just steps away, including an on-site café, nearby dog park, Tesla Supercharger station, and a grocery store just around the corner. Combining modern design, valuable upgrades, and a prime inner-city location, this property offers both a refined urban lifestyle and strong long-term investment potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2301814
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:	499.9 sq. ft.
Main Level Finished Area:	499.9 sq. ft.
Condo Fee:	$554.24
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
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:	Fan Coil
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:	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:	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Party Room
Appliances:	Built-In Oven, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	n/a
Restrictions:	Condo/Strata Approval, Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Call, Cats OK, Dogs OK, Yes
Main Floor	Entrance · 5'1" × 4'3" ·
Main Floor	Kitchen With Eating Area · 14'3" × 8'1" ·
Main Floor	Living/Dining Room Combination · 12'4" × 11'2" ·
Main Floor	Bedroom - Primary · 12'1" × 9'7" ·
Main Floor	Laundry · 2'11" × 2'7" ·
Main Floor	Balcony · 11'2" × 5'10" ·
Title to Land:	Fee Simple

Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Open Floorplan, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Glass Enclosed
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Apr 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2710-1188-3-street-se-calgary-a2301814/

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

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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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.