2802 1188 3 Street SE

Calgary | Active | MLS® A2337281

$410,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**750.34 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Luxury Living with Unobstructed Calgary Views

Experience elevated downtown living in this stunning 2-bedroom, 2-bathroom residence in the highly sought-after Guardian South II. Perched high above Calgary on the 28th floor, this exceptional home captures sweeping panoramic views - An impressive backdrop throughout the day and an unforgettable setting.

The bright, open-concept interior features floor-to-ceiling windows that flood the space with natural light, while the modern kitchen provides a stylish and functional hub for everyday living and entertaining. Step outside to your private balcony and take in the expansive city views or enjoy the spectacular Stampede fireworks from the comfort of home.

The spacious primary bedroom offers a private ensuite, while the second bedroom provides excellent flexibility for guests, family, or a home office. Residents also have access to an impressive selection of amenities, including a fully equipped fitness centre, social lounge, and 24-hour concierge service. A titled underground parking stall adds valuable convenience.

Ideally positioned in Calgary’s vibrant downtown core, this home puts you within easy reach of the Central Library, Studio Bell, East Village, Inglewood, the Saddledome, BMO Centre, restaurants, shopping, entertainment, and public transportation. Whether you’re looking for a stylish urban residence, a revenue property, or an investment opportunity, this condo offers an exceptional combination of views, amenities, and location.

A rare opportunity to own a sophisticated downtown home with some of Calgary’s most iconic landmarks right outside your window.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337281
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:	750.34 sq. ft.
Main Level Finished Area:	750.34 sq. ft.
Condo Fee:	$696.59
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Professional Management, Reserve Fund Contributions, Security Personnel, See Remarks
Front Exposure:	West
Unit Exposure:	South
Floor Location:	Other
Entry Level:	28
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

New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Laminate, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	The Guardian
Community:	Beltline
Amenities:	Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Washer/Dryer Stacked
Inclusions:	n/a
Restrictions:	Board Approval, Condo/Strata Approval, Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions
Main Floor	Balcony · 12'10" × 5'7" ·
Main Floor	Bedroom · 12'10" × 9'6" ·
Main Floor	Dining Room · 12'4" × 7'2" ·

Main Floor	Foyer · 7'4" × 5'6" ·
Main Floor	Kitchen · 9'11" × 8'5" ·
Main Floor	Living Room · 12'8" × 9'11" ·
Main Floor	Laundry · 3' × 2'9" ·
Main Floor	Bedroom - Primary · 12'6" × 10' ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Elevator, Granite Counters, No Animal Home, No Smoking Home, Quartz Counters, See Remarks
Exterior Features:	Balcony, Other
Patio And Porch Features:	Balcony(s), Other, See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2802-1188-3-street-se-calgary-a2337281/

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