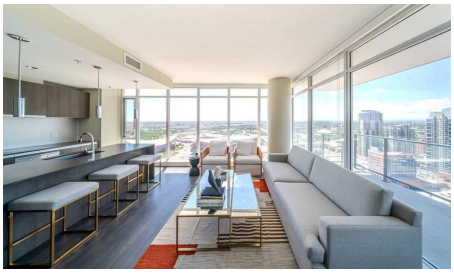
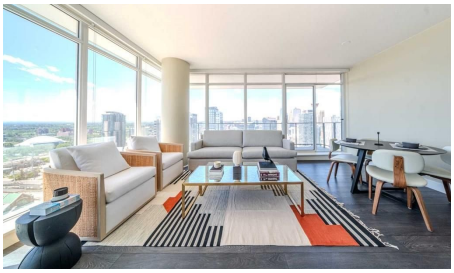
3009 1188 3 Street SE

Calgary | Active | MLS® A2344323

$460,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**936.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Rhinorealty

A closer look

Rarely available and most sought-after floorplan at the Guardian II - This is the sun-drenched corner 2-Bedroom with views south and west. INCREDIBLE UNOBSTRUCTED HIGH FLOOR VIEWS to the city skyline, Rocky Mountains, and over Stampede Park. The home has two spacious bedrooms, two bathrooms, and titled parking space and included storage unit. This home is the epitome of modern elegance - beautiful Italian Armony Cucine cabinets in the kitchens and matching CUSTOM UPGRADED CLOSETS in both bedrooms. Upscale stylish finishes all around, including matte aluminium backsplashes, quartz countertops, and sleek integrated appliances in the kitchen. The well-proportioned open-concept living room has show stopping views with two walls of floor to ceiling windows - imagine the glowing sunsets over the mountains, the twinkle of the city skyline as far as the eye can see, and a front row seat to the stampede fireworks. The SPACIOUS BALCONY faces west and spans the whole width of the living room, perfect for lounging and outdoor dining. The building also includes extensive amenities such as a state-of-the-art gym, workshop, social room with garden terrace, 24-hour security & concierge. Conveniently located in the Beltline community within in close proximity to Downtown, the Stampede grounds, Central Public Library, the Riverwalk and the LRT. Walkable to all your daily requirements - a wonderful brunch / coffee shop is located in the building, a brand new dog park and Tesla super charger is across the street, and supermarket only a block away. Your location speaks volumes for the value of this property. This is the ultimate opportunity to get invest into a rising neighbourhood.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344323
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:	936.2 sq. ft.
Main Level Finished Area:	936.2 sq. ft.
Condo Fee:	$827.10
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	30
Stories Total:	44
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
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:	Parkade, See Remarks, 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, Snow Removal, Trash, Visitor Parking, Workshop
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	n/a
Restrictions:	Board Approval, Condo/Strata Approval, Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom - Primary · 11'8" × 11'1" ·
Main Floor	Walk-In Closet · 6'5" × 4'7" ·
Main Floor	Living/Dining Room Combination · 18' × 12'8" ·
Main Floor	Kitchen With Eating Area · 11'11" × 8'3" ·
Main Floor	Balcony · 19'4" × 6'1" ·
Main Floor	Laundry · 5'8" × 2'11" ·

Main Floor	Entrance · 11'7" × 4'1" ·
Main Floor	Bedroom · 11'5" × 10'4" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks
Interior Features:	Kitchen Island, 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:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3009-1188-3-street-se-calgary-a2344323/

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