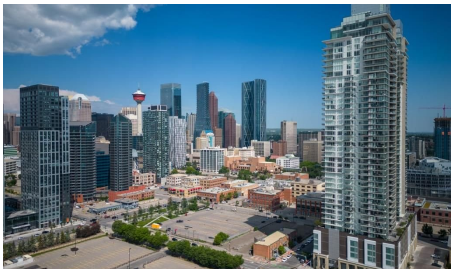
3405 1188 3 Street SE

Calgary | Active | MLS® A2348469

$239,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2016**	**501.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by D Gees Realty Inc.

A closer look

Elevate your lifestyle on the 34th floor with this bright and stylish one-bedroom residence offering spectacular south-facing views and a beautiful outlook toward the Calgary Tower and city skyline. Floor-to-ceiling windows fill the home with natural light while showcasing impressive views from one of the building's upper floors.

Offering over 500 sq. ft. of thoughtfully designed living space, this modern home makes excellent use of every square foot. The open-concept kitchen and living area features sleek Italian-designed cabinetry, quartz countertops, durable laminate flooring, and fully integrated stainless steel appliances, creating a clean and contemporary atmosphere.

The spacious bedroom provides a comfortable retreat, while the modern four-piece bathroom continues the upscale design with imported Italian cabinetry and quality finishes. In-suite laundry adds everyday convenience.

Whether you are a first-time home buyer, looking for an urban Calgary residence, or searching for an investment property, this unit offers excellent flexibility. While Airbnb-style rentals are restricted, rentals of one month or longer are permitted, providing an attractive option for investors seeking furnished, executive, or medium-term rental opportunities. The property can also be sold unfurnished, partially furnished, or fully furnished depending on the buyer's needs.

Residents enjoy an impressive selection of building amenities, including a fully equipped fitness facility, workshop, secure bicycle storage, social lounge, outdoor garden terrace, and 24-hour concierge and security services.

Located in the heart of Calgary's vibrant Beltline, you are within walking distance of downtown, Stampede Park, the Central Library, Riverwalk pathways, and LRT access. An on-site café, nearby dog park, Tesla Supercharger, grocery shopping, restaurants, entertainment, and everyday conveniences are all just steps away.

With its 34th-floor location, beautiful Calgary skyline and Calgary Tower views, included storage, flexible furnishing options, and excellent inner-city location, this property is an outstanding opportunity for both homeowners and investors.

Please note: Listing photos were taken prior to the former tenant moving in.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348469
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:	501.5 sq. ft.
Main Level Finished Area:	501.52 sq. ft.
Condo Fee:	$428.80
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security Personnel, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	North
Floor Location:	Other
Entry Level:	1
Stories Total:	44
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
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;278
Heating:	Forced Air
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	None
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	The Guardian
Community:	Beltline
Amenities:	Elevator(s), Fitness Center, Party Room, Secured Parking, Snow Removal, Trash
Appliances:	Built-In Oven, Built-In Refrigerator, Dishwasher, Induction Cooktop, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings
Inclusions:	Can be sold unfurnished, fully or partially furnished. Negotiable

Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 9'3" × 8' ·
Main Floor	Living Room · 13'1" × 11'2" ·
Main Floor	Foyer · 5' × 4'3" ·
Main Floor	Bedroom - Primary · 9'8" × 9'7" ·
Main Floor	Laundry · 2'11" × 2'7" ·
Main Floor	Balcony · 10'11" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
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 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3405-1188-3-street-se-calgary-a2348469/

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Data was last updated November 23, 2026 at 04:05 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.