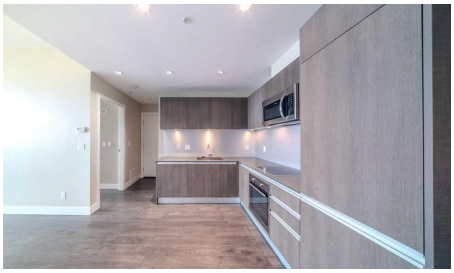
706 1188 3 Street SE

Calgary | Active | MLS® A2297283

$260,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2016**	**497.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Rhinorealty

A closer look

Rarely available 1-bedroom home on the exclusive TERRACE LEVEL WITH OVER 200 SQFT OF PRIVATE OUTDOOR SPACE ideal for entertaining, gardening, or relaxing.
This stylish condo offers over 500 sq. Ft. of thoughtfully planned living space; open concept and well proportioned for functional living. Modern high-end finishes throughout including laminate flooring, premium Italian cabinetry, quartz countertops, and sleek integrated stainless steel appliances. The 9.5’ CEILINGS (EXCLUSIVE TO THE TERRACE LEVEL) enhance the open-concept layout, while floor-to-ceiling windows provide abundant natural light and city views.
A spacious bedroom and well appointed 4-piece bathroom with complimentary Italian-imported cabinetry, in-suite laundry, titled tandem parking (fts two vehicles) and assigned storage complete the package.
Residents enjoy exceptional building amenities: a STATE-OF-THE-ART FITNESS CENTRE, workshop, secure bike storage rooms, owner’s social lounge with garden terrace, and 24-HOUR SECURITY & CONCIERGE.
Ideally situated in Calgary’s vibrant Beltline, you’re steps from Downtown, the Stampede grounds, Central Library, the Riverwalk, and the LRT. Everything you need is at your doorstep - a beloved brunch/coffee spot in the building, a BRAND NEW DOG PARK AND TESLA SUPERCHARGER across the street, and a supermarket just one block away.
With an unmatched outdoor space, premium upgrades, and a location in one of Calgary’s fastest-growing communities, this home represents an exceptional lifestyle and investment opportunity.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2297283
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:	497.9 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:	North
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, 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:	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Party Room
Appliances:	Built-In Oven, Dishwasher, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Condo/Strata Approval, Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Kitchen With Eating Area · 11' × 9'2" ·
Main Floor	Living Room · 12'11" × 11' ·
Main Floor	Laundry · 2'11" × 2'11" ·
Main Floor	Bedroom - Primary · 11'11" × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Open Floorplan, Quartz Counters

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Glass Enclosed, Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Apr 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/706-1188-3-street-se-calgary-a2297283/

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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.