

# \$312,000 - 808, 1188 3 Street Se, Calgary

MLS® #A2239713

**\$312,000**

1 Bedroom, 1.00 Bathroom, 519 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Enjoy upscale downtown living in this stylish 1-bedroom condo perched on the 8th floor of The Guardian, one of Calgary's most recognizable residential towers. Showcasing west-facing skyline views through expansive floor-to-ceiling windows, this home blends contemporary design with functional comfort. The open-concept layout features a modern kitchen with a centre island, quartz countertops and sleek cabinetry, perfect for everything from quick meals to evening entertaining. The bright living room opens to a generous balcony, creating a seamless flow between indoor and outdoor space. The bedroom offers full-height windows, a walk-through closet and convenient access to the well-appointed 4-piece bathroom. Stay cool with central air conditioning, enjoy the ease of in-suite laundry, and benefit from titled underground parking. This secure, amenity-rich building includes 24-hour concierge service, a state-of-the-art fitness centre, yoga room, workshop, lounge with TVs and kitchen and a landscaped rooftop terrace with BBQs, fire tables, and panoramic views. Located in the heart of Calgary's urban core, The Guardian puts you steps from the C-Train, Stampede Grounds, East Village, Repsol Centre, river pathways, and the restaurants, boutiques, and nightlife of 17th Avenue. Whether you're a professional, investor, or first-time buyer, this is your chance to own a sophisticated retreat in one of the city's most vibrant communities.



Built in 2016

### **Essential Information**

MLS® #	A2239713
Price	\$312,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	519
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	808, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Bicycle Storage, Workshop
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Cooktop
Heating	In Floor, Natural Gas
Cooling	Central Air

# of Stories	44
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Tar/Gravel
Construction	Concrete, Stone, Stucco

### Additional Information

Date Listed	July 21st, 2025
Days on Market	5
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.