

# \$338,000 - 1608, 1188 3 Street Se, Calgary

MLS® #A2187722

## \$338,000

1 Bedroom, 1.00 Bathroom, 517 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian, Calgary's high-rise condo living! This stunning west-facing unit offers breathtaking mountain views and a modern, open-concept floor plan designed for both comfort and style. The sleek kitchen boasts quartz countertops, a functional island, and ample storage, including a convenient desk/storage cutout—perfect for work-from-home days.

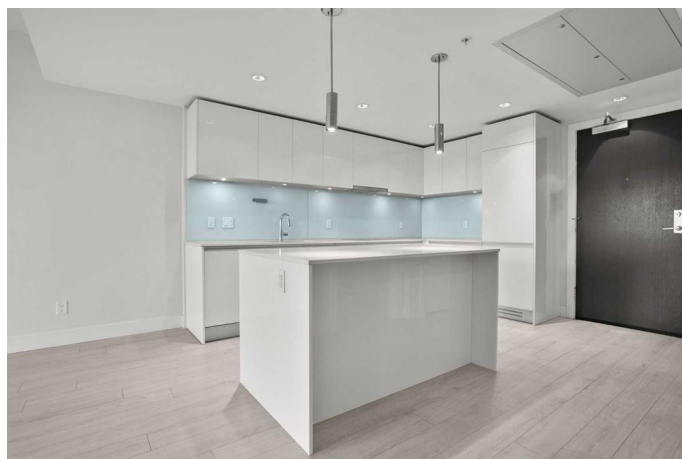
The spacious primary suite features a walkthrough closet, leading to a well-appointed bathroom. Enjoy the convenience of in-suite stacked washer and dryer, along with titled underground parking and an assigned storage locker.

Step out onto your private balcony to soak in the sunset or entertain friends with access to the building's firepit and BBQ area. Stay active with the on-site fitness center, and take advantage of the flexibility of SHORT TERM RENTALS (with approval).

Built in 2016

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2187722  |
| Price      | \$338,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                |
|----------------|----------------|
| Square Footage | 517            |
| Acres          | 0.00           |
| Year Built     | 2016           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1608, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H8                |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Party Room |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Titled, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)              |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked, Built-In Refrigerator, Induction Cooktop |
| Heating           | Fan Coil  |
| Cooling           | Central Air   |
| # of Stories      | 44  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Concrete        |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2025 |
| Days on Market | 79                 |
| Zoning         | DC                 |

## Listing Details

Listing Office            Keller Williams BOLD Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.