

# \$427,900 - 2204, 1188 3 Street Se, Calgary

MLS® #A2194887

**\$427,900**

2 Bedroom, 2.00 Bathroom, 743 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome Home! This floor corner unit is located on the 22nd floor of the Guardian and has amazing city views from every window and has 2 balconies! An open floor plan features a pristine white kitchen with quartz counters, central island with seating and abundance of cabinets and counter space, a living room surrounded with floor to ceiling windows and access to your large, covered balcony. The 2 primary bedrooms each have their own ensuite, and the one primary has a private balcony with views of south Calgary and Stampede Park. This executive style unit has porcelain tile throughout, new laminate flooring in 2023 and insuite laundry with brand new washer & dryer. You also get a titled storage unit and 1 leased parking stall to complete this unit. The Guardian has much to offer from the fitness center, workshops, concierge, and social rooms and just steps away from transit, Stampede Park and a few minutes' walk to 17 Avenue and the downtown core. Building allows Air BNB's. Amazing opportunity for a first-time buyer or investor.



Built in 2016

## Essential Information

MLS® #	A2194887
Price	\$427,900
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	743
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	2204, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0C7

### **Amenities**

Amenities	Fitness Center, Parking, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Leased

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	February 16th, 2025
Days on Market	25
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office            RE/MAX First

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.