

# \$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.

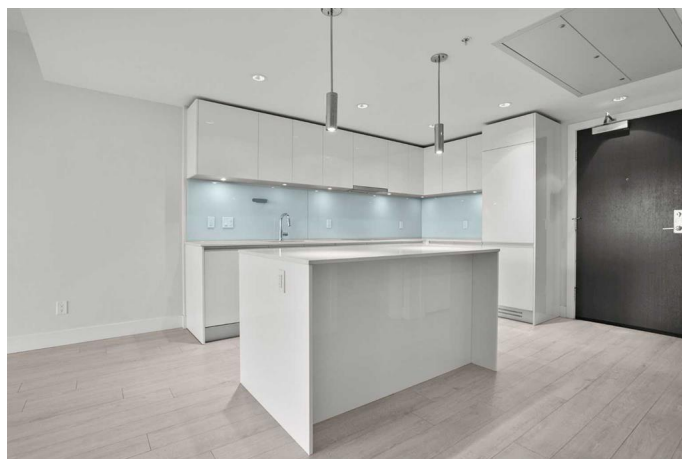
The spacious primary suite features a walkthrough closet, leading to a well-appointed bathroom. Enjoy the convenience of in-suite stacked washer and dryer, along with titled underground parking and an assigned storage locker.

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	85
Zoning	DC

## Listing Details

Listing Office            Keller Williams BOLD Realty

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