

# \$348,000 - 2508, 1188 3 Street Se, Calgary

MLS® #A2189919

**\$348,000**

1 Bedroom, 1.00 Bathroom, 515 sqft  
Residential on 0.00 Acres

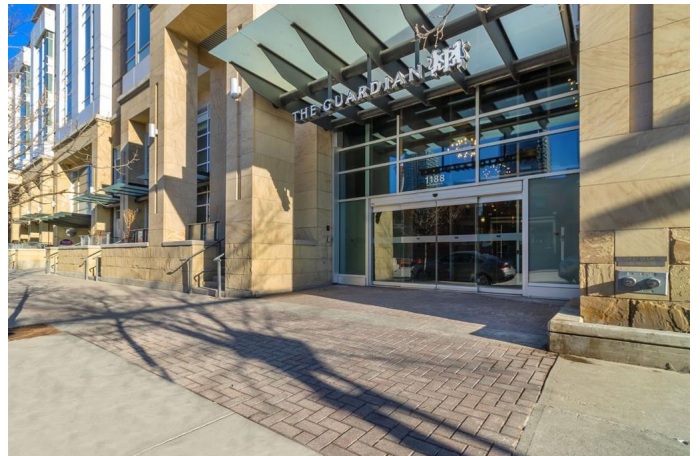
Beltline, Calgary, Alberta

Welcome to the 25th floor of the South Guardian Tower, this air-conditioned South Tower offers a bright and spacious one-bedroom, one-bathroom condo that offers breathtaking mountain and city views. With large west-facing windows, you'll enjoy an abundance of natural light and stunning vistas. The open kitchen boasts a center island, quartz countertops, and stainless steel appliances perfect for cooking and entertaining. The bedroom features floor-to-ceiling windows, a walk-through closet, and a sleek 4-piece bathroom. Step into the living room and onto your private balcony to soak in the incredible scenery. This condo also comes with a titled underground parking spot, storage unit, and access to fantastic building amenities, including a modern fitness center, a yoga studio, a social room with a garden terrace, and a convenient meeting area. Located just minutes from the Calgary Stampede grounds, you'll love the easy access to events, entertainment, cafes, dining, and unique shops, plus quick routes to Macleod & Deerfoot Trail. Don't miss your chance, schedule your viewing today and experience this incredible condo!

Built in 2016

## Essential Information

MLS® #	A2189919
Price	\$348,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	515
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	2508, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Recreation Room, Workshop
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop
Heating	Forced Air
Cooling	None
# of Stories	44

### **Exterior**

Exterior Features	Balcony
Construction	Concrete, Stone

### **Additional Information**

Date Listed	January 24th, 2025
-------------	--------------------

Days on Market 89  
Zoning DC

### **Listing Details**

Listing Office Century 21 Bravo 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.