

\$445,000 - 2104, 1188 3 Street Se, Calgary

MLS® #A2206162

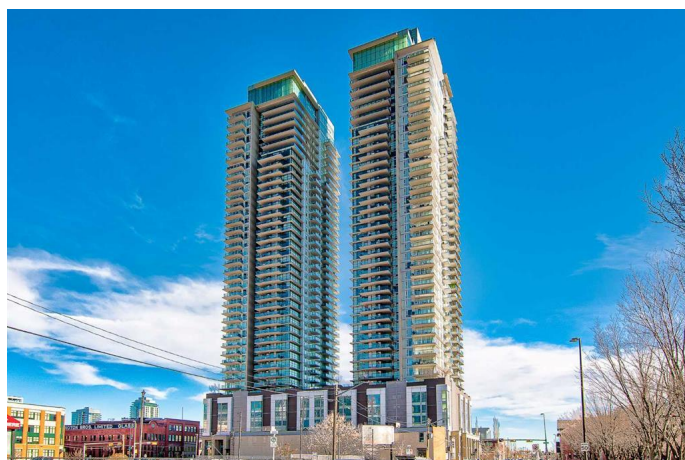
\$445,000

2 Bedroom, 2.00 Bathroom, 745 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover the allure of urban living in the Guardian South Tower, an esteemed address in the vibrant East Village. Located on the 21st floor, this expansive two-bedroom, two-bathroom corner unit spans 745 square feet, comes with a titled underground parking spot, and offers the perfect blend of style and functionality. Step into a welcoming lobby where a friendly concierge and neighbours create a warm community atmosphere. Three speedy elevators, ready to whisk you to the state-of-the-art fitness center or workshop on the 6th floor, the luxurious owner's lounge and terrace on the 7th, or directly to your new home, assure effortless access to amenities. Inside, contemporary elegance defines this residence. Light-coloured laminate flooring complements the sleek white kitchen, featuring a distinctive glossy backsplash, built-in appliances like the refrigerator and dishwasher, and an island with a breakfast bar. Adjacent to the kitchen, there's ample space for a table and chairs, perfect for dining. The generous living space is bathed in natural light, thanks to large windows and not one but two balconies. These balconies are perfect for soaking in panoramic views of the Rivers, Scotsman Hill, Saddledome, and Stampede fireworks. Convenience abounds with in-suite laundry, including a washer and dryer, and an oversized storage locker assigned to this unit. Adding to the appeal, this unit currently operates as an AirBnb. Embrace the best of city living in a home that's as stylish as it is



practical.

Built in 2016

Essential Information

MLS® #	A2206162
Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	745
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2104, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Storage, Trash
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Quartz Counters
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Microwave, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	None
Roof	Membrane
Construction	Concrete, Metal Siding

Additional Information

Date Listed	March 27th, 2025
Days on Market	20
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.