

\$475,000 - 1109, 1188 3 Street Se, Calgary

MLS® #A2269760

\$475,000

2 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.00 Acres

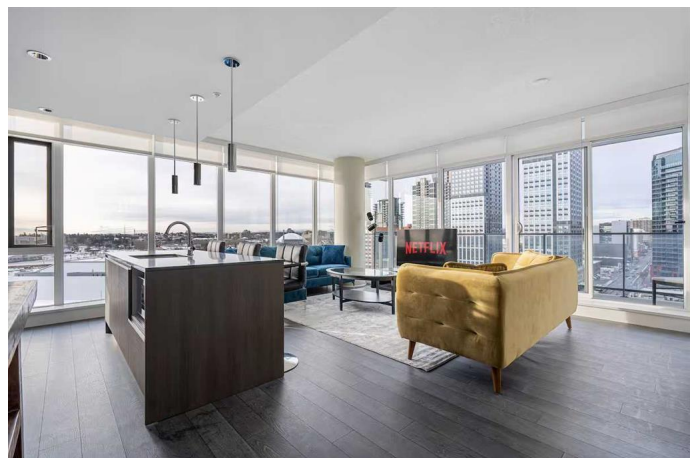
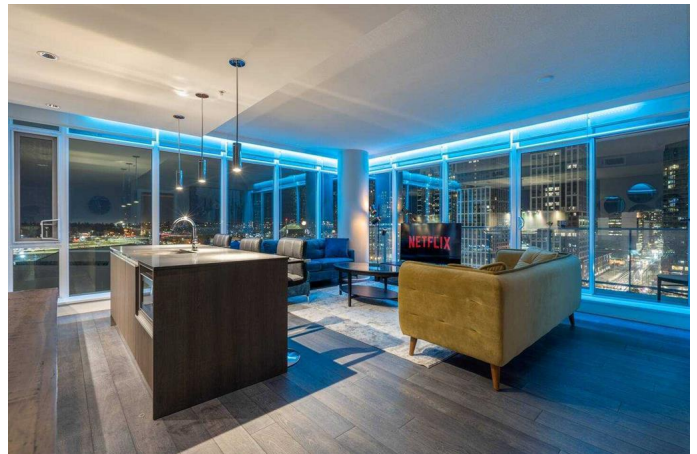
Beltline, Calgary, Alberta

Welcome to The Guardian, one of Calgary's tallest residential tower, offering an extraordinary blend of luxury, location, and lifestyle in the heart of downtown. This presidential suite showcases breathtaking city skyline views through floor to ceiling windows and a spacious, open concept layout designed for modern living. Rarely available, this exceptional unit includes two parking stalls and a private storage unit a true advantage, as few suites in the building offer both. Residents enjoy 24 hour security, a state of the art fitness centre, social lounge, workshop, and convenient guest suites, all within one of Calgary's most sought after addresses. Steps from the Saddledome, Stampede Park, trendy restaurants, caf  s, and the city's vibrant nightlife, The Guardian places you at the centre of it all. Whether you're a first time buyer, savvy investor, or looking for a lock and leave luxury lifestyle, this fully furnished suite delivers unmatched comfort, convenience, and sophistication urban living at its finest.

Built in 2016

Essential Information

MLS® #	A2269760
Price	\$475,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	917
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1109, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2g 0y5

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall, Underground
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Freezer, Garburator, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
# of Stories	42

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Lighting, Storage, Courtyard
Construction	Concrete, Metal Frame

Additional Information

Date Listed	November 7th, 2025
Days on Market	12

Zoning

DC (pre 1P2007)

Listing Details

Listing Office

Real Broker

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