

**1209, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2242197**



**\$495,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 913 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Tandem, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                              |                   |                 |
|--------------------|------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas      | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Tile               | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Tar/Gravel                   | <b>Condo Fee:</b> | \$ 848          |
| <b>Basement:</b>   | -                            | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, Glass, Metal Frame | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                            | <b>Utilities:</b> | -               |

**Features:** Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** All Furniture/Furnishings

Your fully furnished downtown escape is waiting—just bring your keys! Live elevated in the iconic Guardian South Tower, Calgary’s tallest residential building and a bold symbol of modern downtown living. Welcome to Unit #1209, a stunning corner unit on the 12th floor offering expansive skyline views and a fully furnished 2 bedroom, 2 bathroom layout designed for elevated urban life. This home is move-in ready with immediate possession. Literally drive over and move in. You’re not just near the heart of Calgary, you’re in it. Wrapped in floor to ceiling windows, the open-concept living space is bathed in natural light, showcasing panoramic views of the city’s core. Step outside onto your private balcony and take it all in. Morning coffee, golden hour cocktails, or a front-row seat to Calgary’s city lights and energy. The kitchen features high gloss cabinetry, quartz countertops, and stainless steel appliances. Sleek and functional. Both bedrooms are generously sized and thoughtfully placed for privacy, making this ideal for professionals, roommates, or guests. The primary suite includes a large closet and ensuite bath. Additional features include a private balcony with skyline views, a tandem parking stall that fits two vehicles, central air conditioning, in-suite laundry, and stylish high-end furnishings that are all included. Residents of The Guardian enjoy exclusive access to a state-of-the-art fitness centre, an elegant social lounge, a rooftop garden terrace, a workshop space for creative projects, secure entry, 24 hour concierge service, and exceptional on-site amenities. Situated just steps from Stampede Park, the Saddledome, cafes, nightlife, and Calgary’s top cultural spots, this location is unbeatable for both walkability and energy. Whether you’re a professional looking for a downtown lifestyle or someone who simply

loves skyline views and high-rise luxury&mdash;this is the one. Don&rsquo;t just live in Calgary. Rise above it.