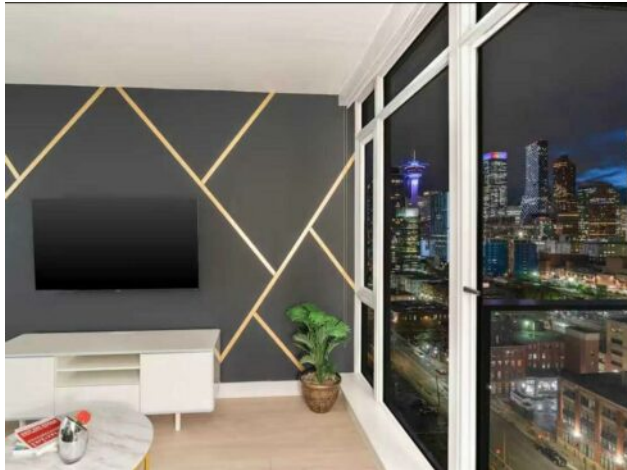


**1706, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2249149**



**\$340,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 507 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Parkade                            |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                           |                   |                 |
|--------------------|---------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil                  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                         | <b>Condo Fee:</b> | \$ 393          |
| <b>Basement:</b>   | -                         | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Aluminum Siding , Stone   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                         | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Recessed Lighting         |                   |                 |

**Inclusions:** Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Induction Cooktop, Microwave Hood Fan, Washer

This stylish 1-bedroom, 1-bathroom residence sits high on the 17th floor, showcasing sweeping west-facing views of Calgary's skyline. Inside, you'll find a sleek open-concept design with bright finishes, quartz countertops, and custom cabinetry paired with light-toned vinyl plank flooring. The kitchen, equipped with premium Blomberg and AEG appliances. The living area is bathed in natural light and extends effortlessly to a spacious balcony, the perfect spot to unwind and take in the city lights. The bathroom combines function and relaxation with a deep soaker tub and clean quartz detailing. Residents of The Guardian enjoy access to a state-of-the-art fitness facility, stylish social lounge, workshop, bike storage, concierge, and 24-hour security. Positioned at the gateway to Calgary's Culture + Entertainment District, this location is second to none. You'll be steps from Stampede Park, the soon-to-be new arena, and the upcoming Green Line LRT. With all furniture negotiable, this home can be move-in ready from day one.