

# \$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

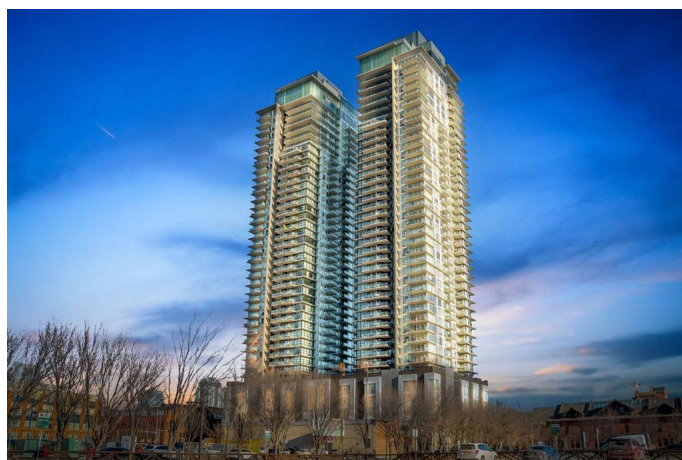
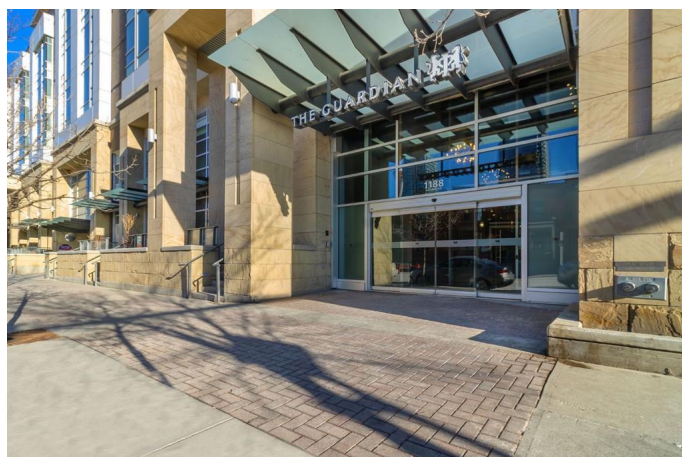
Welcome to the 25th floor of the South Guardian Tower, this air-conditioned South Tower offers a bright and spacious one-bedroom, one-bathroom condo that offers breathtaking mountain and city views. With large west-facing windows, you'll enjoy an abundance of natural light and stunning vistas. The open 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
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Days on Market	85
Zoning	DC

**Listing Details**

Listing Office	Century 21 Bravo Realty
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