

2204, 1188 3 Street SE  
Calgary, Alberta

MLS # A2194887



**\$427,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 743 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Leased, Parkade, Stall             |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Other, See Remarks  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 580          |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters |                   |                 |

**Inclusions:** all window coverings

Welcome Home! This floor corner unit is located on the 22nd floor of the Guardian and has amazing city views from every window and has 2 balconies! An open floor plan features a pristine white kitchen with quartz counters, central island with seating and abundance of cabinets and counter space, a living room surrounded with floor to ceiling windows and access to your large, covered balcony. The 2 primary bedrooms each have their own ensuite, and the one primary has a private balcony with views of south Calgary and Stampede Park. This executive style unit has porcelain tile throughout, new laminate flooring in 2023 and insuite laundry with brand new washer & dryer. You also get a titled storage unit and 1 leased parking stall to complete this unit. The Guardian has much to offer from the fitness center, workshops, concierge, and social rooms and just steps away from transit, Stampede Park and a few minutes' walk to 17 Avenue and the downtown core. Building allows Air BNB's. Amazing opportunity for a first-time buyer or investor.