

\$340,000 - 1706, 1188 3 Street Se, Calgary

MLS® #A2249149

\$340,000

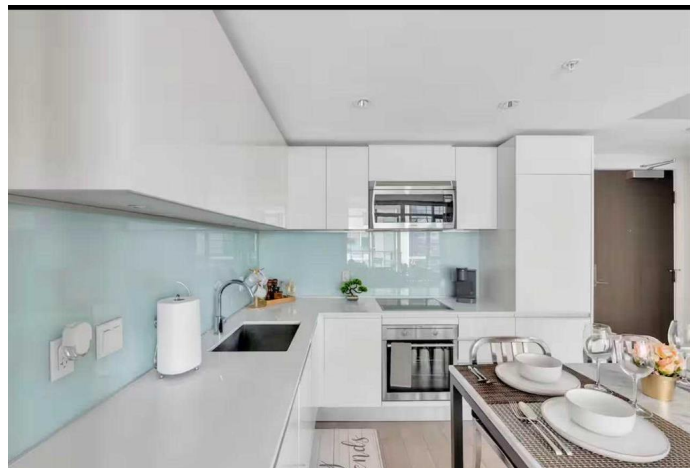
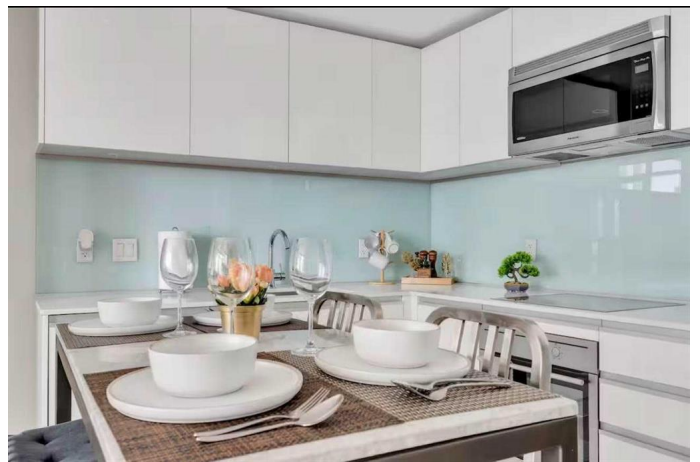
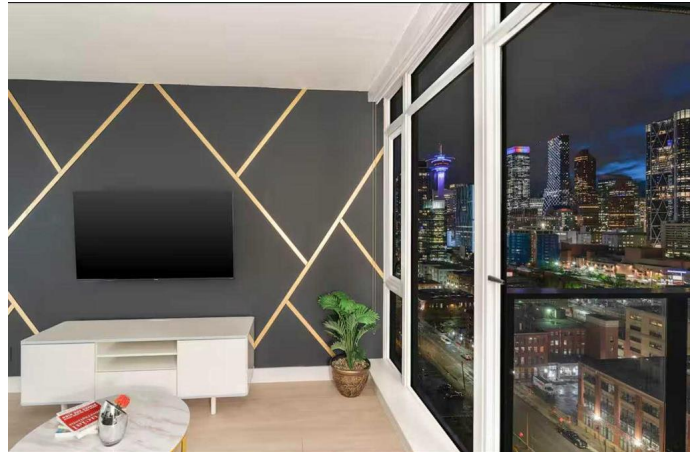
1 Bedroom, 1.00 Bathroom, 507 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

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.



Built in 2016

Essential Information

MLS® #	A2249149
Price	\$340,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	507
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1706, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1H8

Amenities

Amenities	Parking, Bicycle Storage, Fitness Center, Recreation Facilities, Workshop
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Recessed Lighting
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave Hood Fan, Built-In Refrigerator, Induction Cooktop
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Construction	Stone, Aluminum Siding

Additional Information

Date Listed	August 18th, 2025
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Days on Market	36
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	The Real Estate District
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