



1188 3 Street Calgary Alberta

\$488,988

A great opportunity to own an apartment in a prestige building in downtown Calgary. AIRBNB friendly, this beautiful unit is on the 35th floor offering a breath taking views of the city, (2) two bedrooms, (2) two bathrooms, corner unit with two balconies, in suite laundry, in the prestigious Guardian, the floor to ceiling windows offer a panoramic view with an abundance of natural light during the day and an incredible views of the city night lights, the two balconies offer an ample space for your BBQ with a gas line, furniture are negotiable, this building offers many services which includes, concierge services, security, yoga studio, gym, social lounge opening onto a garden terrace and an under ground parking, located steps away from restaurants, stamped ground, Saddledome, shopping and much more, don't miss this opportunity to own an investment property. (id:6769)

Living room 12.17 Ft x 10.33 Ft

3pc Bathroom 7.50 Ft x 4.83 Ft

Kitchen 12.92 Ft x 9.33 Ft

Primary Bedroom 9.83 Ft x 9.75 Ft

Other 11.00 Ft x 5.42 Ft

Dining room 9.75 Ft x 8.08 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Bedroom 10.00 Ft x 9.92 Ft

Laundry room 2.92 Ft x 2.67 Ft

Other 13.00 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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