



# 1188 3 Street Calgary Alberta

\$499,900

\*Turn Key Stunning Luxury Living in the Heart of Calgary. Corner Unit. One of the rare buildings left allowing Short-Term & AirBNB rentals. Great ROI for investors.\*Discover the pinnacle of urban sophistication in this remarkable 2-bedroom, 2-bathroom, nestled on the 20th floor of The Guardian South Tower. With an expansive corner unit layout, full floor to ceiling window walls, this exquisite residence promises an unrivaled lifestyle, blending luxury and comfort with breathtaking views of Calgary's skyline, mountains, and river. Generous floor plan that boasts floor-to-ceiling windows, flooding the space with natural light and offering panoramic views that will leave you in awe. The open-concept design seamlessly connects the gourmet kitchen, featuring Italian Armony Cucine cabinetry, sleek white quartz countertops, and high-end Miele appliances, to the inviting living area--perfect for entertaining or cozy evenings at home. Primary suite with views of the city and ensuite bathroom, where you can unwind in the luxurious free-standing tub. A second well-appointed bedroom provides privacy on the opposite side of the condo, while an additional bathroom enhances the convenience for guests. Step outside onto the expansive balconies, where outdoor entertaining reaches new heights, offering stunning views of the city skyline, Calgary Tower, Telus Tower and fireworks over the Saddledome. Imagine hosting gatherings or simply savoring the sunset as the city lights begin to twinkle. Amenities designed for modern living. Enjoy access to a state-of-the-art fitness center with a yoga studio, a stylish resident's club for social gatherings, and an exclusive garden terrace. With concierge 7 days a week and 24-hour security services, your peace of mind is assured, allowing you to embrace a lock-and-leave lifestyle. Location is key, and this condo is situated in Calgary's vibrant Cultur...

4pc Bathroom 8.17 Ft x 4.83 Ft

Primary Bedroom 9.83 Ft x 10.17 Ft

Living room 10.92 Ft x 15.00 Ft

Other 10.17 Ft x 12.67 Ft

Dining room 8.25 Ft x 10.33 Ft

Bedroom 9.42 Ft x 9.75 Ft

3pc Bathroom 5.25 Ft x 5.00 Ft

Other 9.08 Ft x 5.17 Ft

Laundry room 4.92 Ft x 2.67 Ft

Other 16.58 Ft x 6.33 Ft

Listing Presented By:



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RE/MAX House of Real Estate



CIR

REALTY

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