



## 1188 3 Street Calgary Alberta

\$344,900

Welcome to the South Guardian! Own this bright and contemporary, 1-bedroom, 1-bathroom open floor plan condo!! 1 titled parking stall!! 1 assigned storage locker!! An exceptional potential investment opportunity for tapping into the short-term rental market or for first time buyers. The location is perfect, steps from the new BMO Convention Center, Calgary Stampede Grounds, Transportation, Central Library, Sunterra Market, river pathways and much more to discover. Take a look at the impressive views from your balcony... the iconic Calgary Tower, Calgary Downtown and city skyline!! Floor-to-ceiling windows. Contemporary European style kitchen featuring sleek cabinetry, glass backsplash, quartz counters, under cabinet lighting and European appliances package with integrated refrigerator and dishwasher. Additional features include insuite laundry and central A/C. The Guardian offers full amenities including 24hr Concierge, fully loaded gym, resident's lounge, garden terrace, bike storage room, workshop and visitor parking (Pay and park). Move in today! (id:6769)

Living room 11.00 Ft x 13.00 Ft

Kitchen 9.25 Ft x 8.00 Ft

Primary Bedroom 9.67 Ft x 12.17 Ft

4pc Bathroom 5.75 Ft x 7.58 Ft

Laundry room 2.58 Ft x 2.83 Ft

Other 11.33 Ft x 7.08 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca