



## 1188 3 Street Calgary Alberta

\$349,000

Experience vibrant downtown living in this stylish 1-bedroom condo perched on the 17th floor of The Guardian South, one of Calgary's tallest residential towers. Bathed in natural light from expansive floor-to-ceiling windows, this thoughtfully designed unit offers sweeping city vistas, a sleek European-style kitchen with integrated appliances and quartz countertops, and a spa-inspired bathroom with premium finishes. Step out onto your private balcony to take in iconic views of the Saddledome and Stampede Park. Enjoy modern comforts like in-suite laundry, central A/C, titled parking, and a storage locker, along with access to premium amenities including a fitness centre, yoga studio, workshop, social lounge, outdoor terrace, and 24-hour concierge. Ideally located just steps from the C-train, East Village, Sunterra Market, and the best of Calgary's dining and entertainment, book your private showing today! (id:6769)

Kitchen 2.18 M x 3.22 M

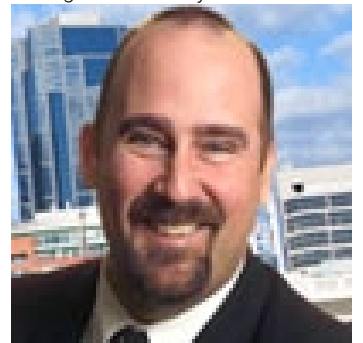
Bedroom 2.92 M x 3.59 M

Dining room 2.14 M x 3.22 M

4pc Bathroom 1.73 M x 2.34 M

Living room 3.35 M x 3.90 M

Listing Presented By:



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eXp Realty

<https://www.yycrealestategroup.com/>

**RE/MAX Realty Professionals**

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