



# 1188 3 Street Calgary Alberta

\$430,000

Urban luxury meets modern design in this stunning 2-bedroom, 2-bathroom suite in the iconic Guardian South Tower -- Calgary's tallest residential building. Located in the heart of the Beltline, this impeccably designed unit features floor-to-ceiling windows that frame sweeping views of the city skyline, Calgary Tower, and beyond. The open-concept layout is enhanced by custom feature walls, sleek finishes, and a bright, contemporary aesthetic. The chef-inspired kitchen boasts high-end built-in appliances, quartz countertops, and streamlined cabinetry -- perfect for both daily living and elevated entertaining. Both bedrooms are generously sized and well-separated for privacy, with the primary suite offering a walk-through closet and a spa-like ensuite. Unique to this unit are two private balconies, providing extended outdoor living space to enjoy both sunrise and sunset cityscapes. Additional highlights include in-suite laundry, central A/C, and titled underground parking. Residents of The Guardian enjoy access to a fully equipped fitness centre, social lounge, workshop, and rooftop terrace -- all within walking distance to Stampede Park, the Saddledome, 17th Ave, and the C-Train. This is downtown living at its finest -- perfect for professionals, investors, or anyone seeking an upscale urban lifestyle. (id:6769)

Kitchen 9.83 Ft x 8.42 Ft  
 Dining room 9.67 Ft x 7.08 Ft  
 Living room 12.17 Ft x 9.75 Ft  
 Laundry room 3.00 Ft x 2.75 Ft  
 Other 12.75 Ft x 5.33 Ft

Other 11.08 Ft x 5.33 Ft  
 Primary Bedroom 9.92 Ft x 9.83 Ft  
 Bedroom 10.00 Ft x 9.92 Ft  
 4pc Bathroom 7.83 Ft x 4.92 Ft  
 3pc Bathroom 7.50 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
 Real Broker

<https://www.repcalgaryhomes.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca