

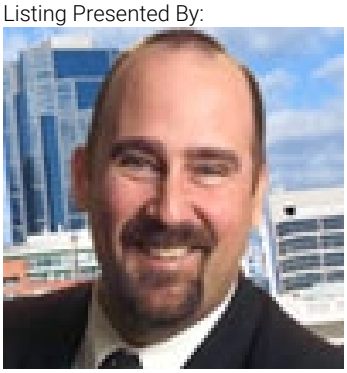
1188 3 Street Calgary Alberta

$500,000

Welcome to The Guardian, one of Calgary's most recognizable residential towers, ideally located in the heart of the Beltline just steps from Stampede Park. Offered by the original owner, this spacious 26th-floor corner unit features 2 bedrooms, 2 bathrooms and 923 sq. ft. of living space, surrounded by floor-to-ceiling windows and expansive city views. The bright open-concept kitchen, dining and living area features dark cabinetry, quartz countertops, a large island and updated dishwasher (September 2026). The living area and second bedroom overlook the Saddledome and Stampede grounds with incredible views of the Stampede fireworks, while the primary bedroom and private balcony look toward the Calgary Tower and downtown skyline. The primary features built-in closet storage and a private ensuite with tub/shower, with the second bedroom and full bathroom located toward the front of the unit. Additional features include central A/C, in-suite laundry with updated stacked washer/dryer (August 2026), separate assigned storage locker and a separately titled heated underground tandem parking stall on P2 with room for two vehicles. Furniture, decor and small household items may also be negotiated into the sale. Residents enjoy concierge and security services, fitness centre, residents' lounge, garden terrace, and bike storage, all within walking distance of the Saddledome, Stampede Park, East Village, 17th Avenue, restaurants, shopping, transit and river pathways. An excellent investment opportunity, the property is currently leased for $2,650/month through January 31, 2027, with the tenants potentially interested in extending. A buyer may take possession earlier by assuming the existing tenancy, with vacant possession available following lease expiry. (id:6769)

Bedroom 10.33 Ft x 13.08 Ft
3pc Bathroom 7.67 Ft x 4.92 Ft
Foyer 4.00 Ft x 7.75 Ft
Kitchen 8.92 Ft x 17.75 Ft
Dining room 11.92 Ft x 4.67 Ft
Living room 11.92 Ft x 13.08 Ft
Primary Bedroom 16.00 Ft x 11.08 Ft
4pc Bathroom 7.67 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:
Nineteen 88 Real Estate

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