

# \$329,800 - 1808, 1188 3 Street Se, Calgary

MLS® #A2232680

**\$329,800**

1 Bedroom, 1.00 Bathroom, 514 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

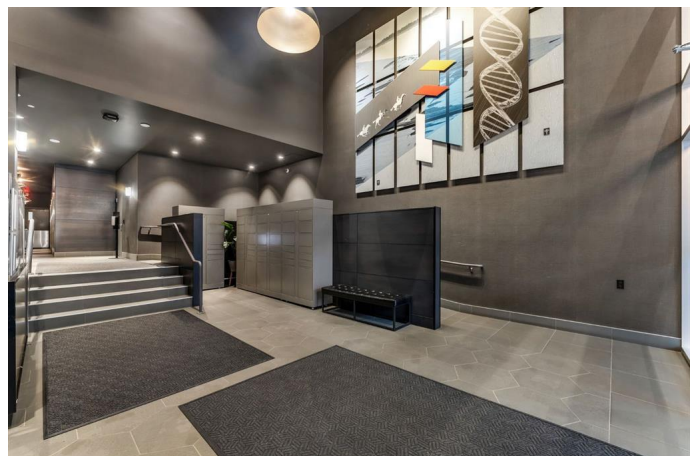
Welcome to the 18th floor of South Guardian Tower, a bright and spacious one-bedroom, one-bathroom condo in the South Tower offering stunning downtown Calgary & Mountain views. Large windows flood the space with natural light and showcase breathtaking vistas. The open-concept kitchen features a center island, quartz countertops, and stainless steel appliances—ideal for cooking and entertaining. The bedroom includes floor-to-ceiling windows, a walk-through closet, and a sleek four-piece bathroom. Step into the living room or onto your largest private balcony to enjoy the spectacular scenery. This condo also includes a titled underground parking spot, a storage unit, and access to excellent building amenities such as a modern fitness center, yoga studio, social room with a garden terrace, and a convenient meeting area. Located across from the Calgary Stampede grounds, Cowboys Casino, you'll have easy access to events, entertainment, cafes, dining, and boutique shops, with quick routes to Macleod Trail and Deerfoot Trail. Don't miss out—schedule your viewing today and experience this exceptional condo! Check out the virtual tour link!!

Built in 2016

## Essential Information

MLS® #

A2232680



Price	\$329,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	514
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1808, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1H8

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	44

### Exterior

Exterior Features	Balcony
Construction	Concrete, Stone

### Additional Information

Date Listed	June 19th, 2025
Days on Market	38
Zoning	DC (pre 1P2007)

## **Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.