

\$484,900 - 2002, 1188 3rd Street Se, Calgary

MLS® #A2244523

\$484,900

2 Bedroom, 2.00 Bathroom, 734 sqft
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Premium Corner Unit with Unmatched Views
in The Guardian South Tower.

Step into elevated urban luxury with this exceptional, fully furnished corner residence on the 20th floor of The Guardian – Calgary’s tallest residential tower. Perfectly positioned in the most desirable stack of the building, this rare opportunity offers unobstructed panoramic views of the mountains, Bow River, downtown skyline, and Calgary’s emerging entertainment district, including the upcoming events centre and new stadium.

From sunrise to sundown, the floor-to-ceiling glass walls flood the space with natural light and provide a cinematic backdrop to every room – a feature only available in premium-tier corner units.

Inside, the home boasts:

- Two well-separated bedrooms for privacy and functionality
- A sleek, modern kitchen with high-gloss cabinetry, integrated appliances, and quartz countertops
- An open-concept layout ideal for entertaining or executive living
- A spacious primary suite with walk-in closet and spa-inspired ensuite
- Airy ceilings and high-end finishes that reflect The Guardian’s signature contemporary design



Professionally staged, this suite shows like new " and includes the option to be sold fully furnished, offering an effortless move-in or turnkey investment for corporate stays or luxury short-term rentals.

Located in East Village, steps from transit, cafes, the Saddledome, Stampede Park, and the future event hub, this is one of the best-positioned investments in Calgary's core.

?? Includes titled parking and exclusive building amenities such as concierge, gym, social lounge, and workshop.

Built in 2016

Essential Information

MLS® #	A2244523
Price	\$484,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	734
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2002, 1188 3rd Street Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2p1P4

Amenities

Amenities	Dog Park, Elevator(s), Party Room, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall

Interior

Interior Features	Kitchen Island
Appliances	Electric Stove, Microwave, Refrigerator
Heating	In Floor, Natural Gas
Cooling	Central Air
# of Stories	44



Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	July 30th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
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