

\$430,000 - 1204, 1188 3 Street Se, Calgary

MLS® #A2242022

\$430,000

2 Bedroom, 2.00 Bathroom, 728 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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.

Built in 2016

Essential Information

MLS® #	A2242022
Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	728
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1204, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

Amenities

Amenities	Fitness Center, Parking, Storage, Workshop
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks
Appliances	Built-In Oven, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Electric Cooktop
Heating	Forced Air

Cooling	Central Air
# of Stories	42

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	23
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Broker
----------------	-------------

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.