\$475,000 - 1109, 1188 3 Street Se, Calgary

MLS® #A2269760

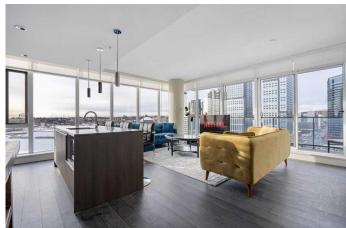
\$475,000

2 Bedroom, 2.00 Bathroom, 917 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian, one of Calgary's tallest residential tower, offering an extraordinary blend of luxury, location, and lifestyle in the heart of downtown. This fully furnished presidential suite showcases breathtaking city skyline views through floor to ceiling windows and a spacious, open concept layout designed for modern living. Rarely available, this exceptional unit includes two parking stalls and a private storage unit a true advantage, as few suites in the building offer both. Residents enjoy 24 hour security, a state of the art fitness centre, social lounge, workshop, and convenient guest suites, all within one of Calgary's most sought after addresses. Steps from the Saddledome, Stampede Park, trendy restaurants, cafA©s, and the city's vibrant nightlife, The Guardian places you at the centre of it all. Whether you're a first time buyer, savvy investor, or looking for a lock and leave luxury lifestyle, this fully furnished suite delivers unmatched comfort, convenience, and sophistication urban living at its finest.







Built in 2016

Essential Information

MLS® # A2269760 Price \$475,000

Bedrooms 2 Bathrooms 2.00 Full Baths 2

Square Footage 917

Acres 0.00

Year Built 2016

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 1109, 1188 3 Street Se

Subdivision Beltline
City Calgary
County Calgary
Province Alberta

Postal Code t2g 0y5

Amenities

Amenities Elevator(s), Fitness Center, Trash, Visitor Parking, Clubhouse

Parking Spaces 2

Parking Stall, Underground

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Quartz Counters, Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Oven, Freezer, Garburator, Microwave,

Refrigerator, Washer/Dryer

Heating Forced Air Cooling Central Air

of Stories 42

Exterior

Exterior Features Balcony, Barbecue, BBQ gas line, Courtyard, Lighting, Storage

Construction Concrete, Metal Frame

Additional Information

Date Listed November 7th, 2025

Days on Market 1

Zoning DC (pre 1P2007)

Listing Details

Listing Office Real Broker

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