

**1808, 1188 3 Street SE**  
**Calgary, Alberta**

**MLS # A2232680**



**\$329,800**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 514 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                 |                   |                 |
|--------------------|-----------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Tile  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -               | <b>Condo Fee:</b> | \$ 486          |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, Stone | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -               | <b>Utilities:</b> | -               |
| <b>Features:</b>   | See Remarks     |                   |                 |

**Inclusions:** DISHWASHER, DRYER, ELECTRIC COOKTOP, GARAGE CONTROL, GARBURATOR, MICROWAVE, REFRIGERATOR, RANGEHOOD, WASHER, WINDOW COVERINGS

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!!