

780-380-6207  
meghan@meghanrobinson.net

3504, 1188 3 Street SE  
Calgary, Alberta

MLS # A2180033



**\$467,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	770 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Electric Gate, Enclosed, Heated Garage, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 580
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** All furniture, all drapes.

A great opportunity to own an apartment in a prestige building in downtown Calgary. AIRBNB approved, this beautiful unit is on the 35th floor offering a breath taking views of the city, (2) two bedrooms, (2) two bathrooms, corner unit with two balconies, in suite laundry, in the prestigious Guardian (south tower), the floor to ceiling windows offer a panoramic view with an abundance of natural light during the day and an incredible views of the city night lights, the two balconies offer an ample space for your BBQ with a gas line, furniture are included, this building offers many services which includes, concierge services, security, yoga studio, gym, social lounge opening onto a garden terrace and an under ground parking, Throughout the rest of the building, you'll find a range of amenities designed to enhance your lifestyle. The equipped gym offers a wide variety of equipment for all your fitness needs and provides 24-hour access. 24-hour concierge service at the front desk ensures added security. A workshop caters to Do it yourself enthusiasts, while the garden terrace offers a serene retreat with lounge seating, a concrete fire bowl, a community garden, and a BBQ area for summer evenings. The social club features a communal table, beverage fridge, Wi-Fi, TVs, a fireplace, and cozy seating for gatherings. Step outside to find convenient access to Calgary's top spots, close to the LRT station, sports venues like the Saddledome and BMO Centre, The Method multi-sports centre, a variety of great restaurants, the new Central Library, Bow Valley College, and scenic pathways along the Bow and Elbow Rivers. This exceptional condo offers unparalleled comfort, making it a perfect urban retreat. And if you choose to step outside, everything you need and desire is right at your doorstep. located steps away from restaurants, stamped ground, Saddledome, shopping and much more,

don't miss this opportunity to own an investment property.