



780-380-6207  
 meghan@meghanrobinson.net

1804, 1188 3 Street SE  
 Calgary, Alberta

MLS # A2195116



**\$457,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	740 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Leased, Parkade, Secured, See Remarks, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Laminate, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 604
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** All furniture can be negotiated

Luxury Corner Condo in The Guardian - Stunning Views & Airbnb Approved! 2 Bedrooms | 2 Bathrooms | 739 sq ft | Corner Unit | Airbnb Approved | Panoramic City Views | Modern Upgrades Experience downtown Calgary living at its finest in this beautiful corner unit on the 18th floor of The Guardian South, Calgary's tallest residential tower. This 739 sq ft, two-bedroom, two-bathroom condo offers breathtaking panoramic views of the city, including the iconic Calgary Tower, the vibrant Saddledome, and the picturesque Bow and Elbow Rivers. The open floor plan features a modern upgraded kitchen with quartz counters, a central island with seating, and stainless steel appliances. The spacious living area is bathed in natural light from floor-to-ceiling windows and provides access to your large, covered balcony, perfect for entertaining and enjoying stunning sunsets. A second private balcony offers additional outdoor space. Enjoy the convenience of in-suite laundry with a stacked washer and dryer. Includes two underground leased parking stalls. The Guardian building offers unparalleled amenities, including concierge service, 24-hour security, a state-of-the-art gym, a social lounge with a communal table and fireplace, a yoga studio, and three high-speed elevators. Located in a premium downtown location, you'll have easy access to Calgary's top attractions, including the LRT station, Pixel Park, the Saddledome, BMO Centre, the new Central Library, Bow Valley College, and scenic pathways along the rivers. Airbnb approved, offering excellent investment potential. Don't miss this opportunity! Contact us to schedule your private showing today and experience the luxury of The Guardian!