

\$467,900 - 3504, 1188 3 Street Se, Calgary

MLS® #A2180033

\$467,900

2 Bedroom, 2.00 Bathroom, 770 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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.

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2180033 |
| Price | \$467,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 770 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 3504, 1188 3 Street Se |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 1H7 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Fitness Center, Guest Suite, Party Room, Roof Deck |
| Parking Spaces | 1 |
| Parking | Assigned, Electric Gate, Enclosed, Heated Garage, Parkade |

Interior

Interior Features Granite Counters, No Animal
Appliances Electric Cooktop, Micro
Refrigerator, Electric Oven
Heating Central
Cooling Central Air
of Stories 44

Exterior

Exterior Features Balcony, Barbecue, Courtyard
Construction Concrete



Additional Information

Date Listed November 19th, 2024
Days on Market 114
Zoning DC

Listing Details

Listing Office First Place Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.