

\$309,900 - 1803, 1188 3 Street Se, Calgary

MLS® #A2241972

\$309,900

1 Bedroom, 1.00 Bathroom, 409 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your perfect urban retreat at The Guardian! Perched on the 18th floor, this sleek 1-bedroom unit proves that great things come in small packages. With a thoughtfully designed layout that maximizes every square inch, youâ€™ll be amazed at how spacious it feels.

Move right inâ€”this beauty comes fully furnished with a stylish sofa, cozy bed, and everything you need to start living your best downtown life from day one. The finishing package is absolutely stunning, with modern cabinetry, quartz countertops, and floor-to-ceiling windows framing jaw-dropping city views.

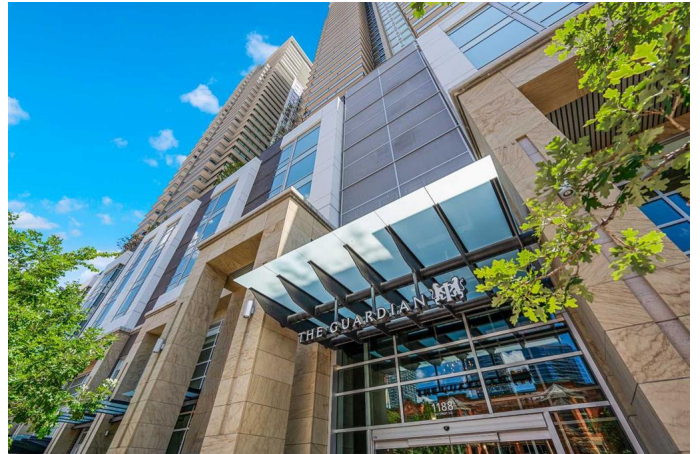
Love amenities? This building delivers: an incredible fitness center, residentsâ€™ lounge, concierge service, and more. Plus, this unit comes with an assigned parking stall and storage lockerâ€”hard to find downtown!

Just steps to Stampede Park, East Village, restaurants, and shopping, this is your chance to live in Calgaryâ€™s most vibrant community.

Built in 2016

Essential Information

MLS® #	A2241972
Price	\$309,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	409
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1803, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1H8

Amenities

Amenities	Elevator(s), Fitness Center, Park, Parking, Party Room, Secured Parking, Snow Removal, Trash, Car Wash, Recreation Facilities, Roof Deck, Recreation Room
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Underground, Assigned, Leased

Interior

Interior Features	Elevator, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave Hood Fan, Washer, Window Coverings, Oven-Built-In
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony, Storage
Construction	Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	79
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	CIR Realty
----------------	------------

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