

# \$310,000 - 905, 1188 3 Street Se, Calgary

MLS® #A2240353

**\$310,000**

1 Bedroom, 1.00 Bathroom, 501 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian South Tower â€” Calgaryâ€™s tallest residential complex, offering unmatched value in the heart of the vibrant Victoria Park district.

This modern one-bedroom apartment is perfectly situated just steps from the Stampede Grounds, Cowboys Casino, the Ctrain and Calgaryâ€™s new entertainment and events centre â€” making it an ideal choice for both homeowners and investors alike.

Enjoy a sleek, open-concept layout featuring high-end contemporary finishes, floor-to-ceiling windows, a spacious bedroom with ample closet space, a well-appointed 4-piece bathroom, and in-suite laundry for added convenience. The stylish kitchen is complete with quartz countertops, integrated appliances, and modern cabinetry â€” perfect for everyday living or entertaining guests.

Residents of The Guardian enjoy access to premium amenities including concierge, a fully equipped fitness centre, a residents social room, and a rooftop terrace with stunning views of the city skyline and Saddledome.

Whether you're seeking unbeatable urban convenience or a smart investment opportunity in Calgaryâ€™s fast-growing Beltline, this is exceptional value thatâ€™s not to be missed.



Built in 2016

### Essential Information

MLS® #	A2240353
Price	\$310,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	501
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	905, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Recreation Facilities, Trash
Parking Spaces	1
Parking	Off Street, Parkade, Stall, Underground

### Interior

Interior Features	Closet Organizers, Open Floorplan, Recessed Lighting, See Remarks, Stone Counters
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Microwave Hood Fan, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	4
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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