

\$319,900 - 1906, 1188 3 Street Se, Calgary

MLS® #A2261733

\$319,900

1 Bedroom, 1.00 Bathroom, 546 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your modern retreat in the heart of Calgary's vibrant Beltline! Perched on the 19th floor, this sleek 1-bedroom, 1-bath condo in The Guardian South Tower captures stunning PANORAMIC VIEWS of downtown Calgary and the Bow River through FLOOR-TO-CEILING WINDOWS all from your balcony.

Designed for comfort and style, this thoughtfully laid-out home features contemporary finishes, bright open spaces, and elegant flooring throughout. The kitchen boasts integrated cabinetry, concealing the refrigerator and dishwasher for a seamless look, along with an INDUCTION COOKTOP and a BUILT-IN MICROWAVE—perfect for the modern cook. The open-concept living area flows effortlessly, creating the ideal space to relax or entertain while taking in those incredible city views.

The bedroom is filled with natural light and includes a custom BUILT-IN CLOSET system with DRAWERS, offering smart storage without the need for a dresser. A stylish 4-piece bathroom sits conveniently nearby, and IN-SUITE LAUNDRY with a STACKED WASHER AND DRYER adds everyday ease.

Enjoy secure, carefree living with 24-hour concierge service, resident-only floor access, and a TITLED UNDERGROUND PARKING STALL (currently leased for \$50/month).



Youâ€™ll also appreciate the ASSIGNED STORAGE UNIT for your extra belongings.

The Guardian sets the standard for downtown amenities: a fully equipped FITNESS CENTRE with SHOWERS, an inviting ROOFTOP TERRACE with BBQs, a residentsâ€™ LOUNGE with a kitchen and games area, and even a WORKSHOP for crafts or woodworking.

Perfectly positioned near the Calgary Stampede grounds, LRT, and an array of boutiques, restaurants, and entertainment, this home offers the best of urban convenience and style. Whether you're a first-time buyer, investor, or city dweller looking to downsize, this is downtown living at its finest.

Built in 2016

Essential Information

MLS® #	A2261733
Price	\$319,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	546
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1906, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2G 1H8

Amenities

Amenities	Roof Deck, Fitness Center, Recreation Room, Storage, Workshop
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Induction Cooktop, Oven
Heating	Forced Air
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Other
Construction	Brick, Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	12
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp 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.