# \$343,000 - 1608, 1188 3 Street Se, Calgary

MLS® #A2187722

### \$343,000

1 Bedroom, 1.00 Bathroom, 517 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian, Calgary's high-rise condo living! This stunning west-facing unit offers breathtaking mountain views and a modern, open-concept floor plan designed for both comfort and style. The sleek kitchen boasts quartz countertops, a functional island, and ample storage, including a convenient desk/storage cutoutâ€"perfect for work-from-home days.

The spacious primary suite features a walkthrough closet, leading to a well-appointed bathroom. Enjoy the convenience of in-suite stacked washer and dryer, along with titled underground parking and an assigned storage locker.

Step out onto your private balcony to soak in the sunset or entertain friends with access to the building's firepit and BBQ area. Stay active with the on-site fitness center, and take advantage of the flexibility of SHORT TERM RENTALS (with approval).

Built in 2016

#### **Essential Information**

MLS® # A2187722 Price \$343,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1







Square Footage 517 Acres 0.00

Year Built 2016

Type Residential Sub-Type Apartment

Style High-Rise (5+)

Status Active

## **Community Information**

Address 1608, 1188 3 Street Se

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2G 1H8

#### **Amenities**

Amenities Elevator(s), Fitness Center, Secured Parking, Snow Removal, Storage,

Trash, Visitor Parking, Party Room

Parking Spaces 1

Parking Heated Garage, Titled, Underground

#### Interior

Interior Features Built-in Features, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood,

Washer/Dryer Stacked, Built-In Refrigerator, Induction Cooktop

Heating Fan Coil
Cooling Central Air

# of Stories 44

#### **Exterior**

Exterior Features Balcony
Construction Concrete

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 15th, 2025

Days on Market 57
Zoning DC

# **Listing Details**

Listing Office Keller Williams BOLD Realty

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