

# \$295,000 - 3106, 1188 3 Street Se, Calgary

MLS® #A2245122

**\$295,000**

1 Bedroom, 1.00 Bathroom, 499 sqft

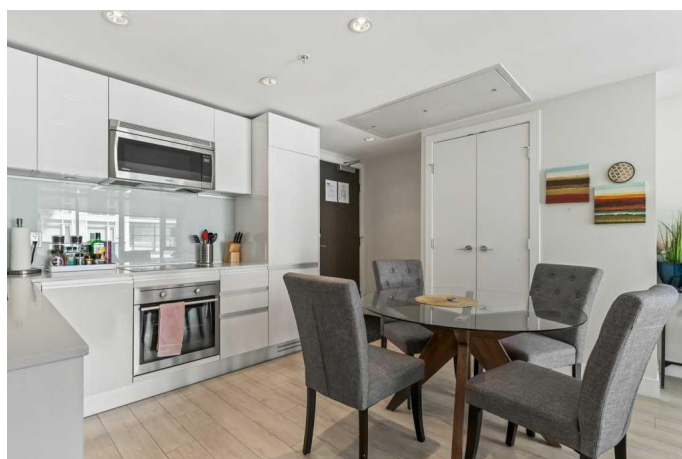
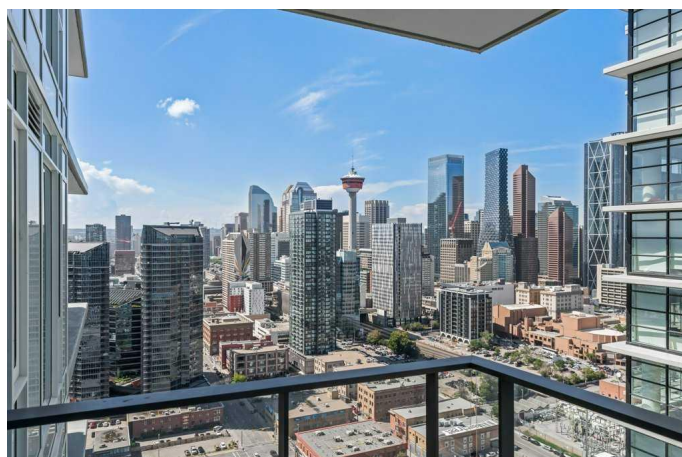
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this sleek and contemporary unit on the 31st floor of the iconic Guardian South Tower—offering sweeping city skyline and river views from one of Calgary’s tallest residential buildings. Ideally situated in the vibrant SE corner of downtown, you’ll enjoy unbeatable access to the city’s best restaurants, cafés, nightlife, fitness studios, and more—all within walking distance. Bike lanes, transit, and the C-Train are right outside your door for maximum convenience. Directly across from the Stampede Grounds and Scotiabank Saddledome, this location is perfect for professionals, investors, or anyone seeking the ultimate downtown lifestyle.

This executive-style building offers exceptional amenities including a full-time concierge, a fully equipped fitness centre, a social lounge, a rentable party room for entertaining, a rooftop terrace with BBQ area, and even a workshop for your DIY projects.

Don’t miss your chance to own a piece of Calgary’s inner-city skyline in one of the most sought-after high-rises. Make the move to The Guardian and enjoy the energy, convenience, and prestige of downtown living.



Built in 2016

## Essential Information

MLS® # A2245122

Price \$295,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	499
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3106, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Workshop
Parking	None

### Interior

Interior Features	Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	44

### Exterior

Exterior Features	None
Construction	Concrete, Metal Frame

### Additional Information

Date Listed	August 6th, 2025
Zoning	DC (pre 1P2007)

### Listing Details

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