

# \$340,000 - 1706, 1188 3 Street Se, Calgary

MLS® #A2249149

**\$340,000**

1 Bedroom, 1.00 Bathroom, 507 sqft

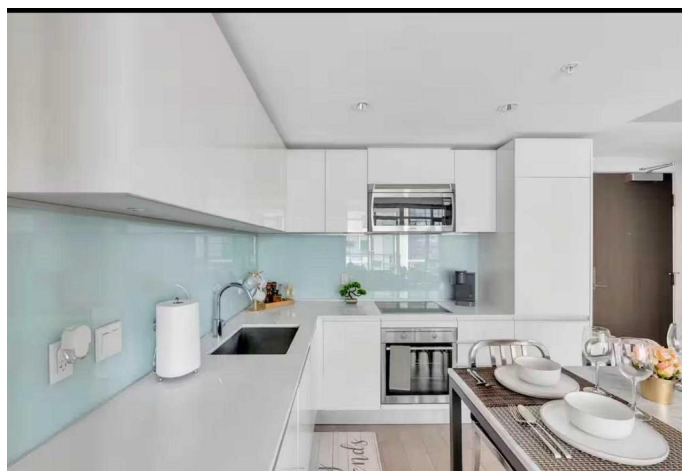
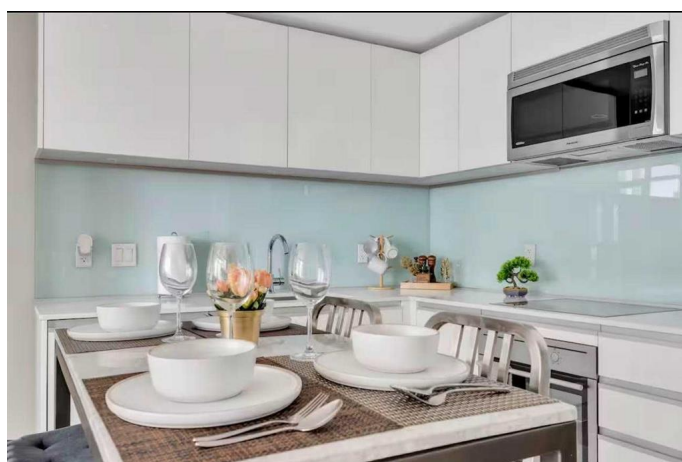
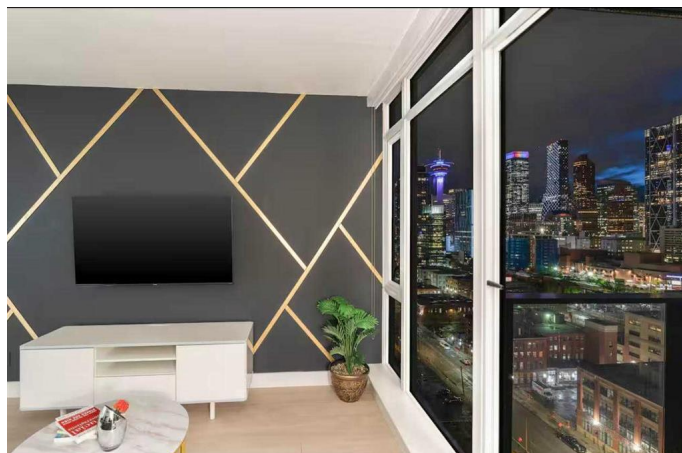
Residential on 0.00 Acres

Beltline, Calgary, Alberta

This stylish 1-bedroom, 1-bathroom residence sits high on the 17th floor, showcasing sweeping west-facing views of Calgary's skyline.

Inside, you'll find a sleek open-concept design with bright finishes, quartz countertops, and custom cabinetry paired with light-toned vinyl plank flooring. The kitchen, equipped with premium Blomberg and AEG appliances. The living area is bathed in natural light and extends effortlessly to a spacious balcony, the perfect spot to unwind and take in the city lights.

The bathroom combines function and relaxation with a deep soaker tub and clean quartz detailing. Residents of The Guardian enjoy access to a state-of-the-art fitness facility, stylish social lounge, workshop, bike storage, concierge, and 24-hour security. Positioned at the gateway to Calgary's Culture + Entertainment District, this location is second to none. You'll be steps from Stampede Park, the soon-to-be new arena, and the upcoming Green Line LRT. With all furniture negotiable, this home can be move-in ready from day one.



Built in 2016

## Essential Information

MLS® # A2249149

Price \$340,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	507
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1706, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1H8

### Amenities

Amenities	Parking, Bicycle Storage, Fitness Center, Recreation Facilities, Workshop
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Recessed Lighting
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave Hood Fan, Built-In Refrigerator, Induction Cooktop
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

### Exterior

Exterior Features	Balcony
Construction	Stone, Aluminum Siding

### Additional Information

Date Listed	August 18th, 2025
-------------	-------------------

Days on Market	1
Zoning	DC (pre 1P2007)

## **Listing Details**

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.