

\$360,000 - 2901, 1188 3 Street Se, Calgary

MLS® #A2256461

\$360,000

1 Bedroom, 1.00 Bathroom, 503 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this stunning 29th-floor residence in Calgary's premier Guardian South Tower, perfectly positioned in the heart of downtown's vibrant SE district. Offering unparalleled city and mountain views, this modern home combines luxury, convenience, and lifestyle.

Step inside to discover a bright, open-concept floor plan with expansive floor-to-ceiling windows that flood the space with natural light. The sleek kitchen is designed for both style and function, featuring stainless steel appliances, abundant cabinetry, and a contemporary eating area. The spacious bedroom with ample closet space and a beautifully appointed 4-piece bathroom completes this exceptional suite.

Perfect for first-time buyers, investors, or professionals, this home places you within walking distance to Calgary's best restaurants, caf  s, nightlife, and fitness studios, with bike lanes and transit access right outside your door. Directly across from the Stampede Grounds and Scotiabank Saddledome, you'll have the city's top entertainment at your fingertips.

As a resident of The Guardian, you'll enjoy exclusive amenities, including:

24/7 concierge service for security and convenience



State-of-the-art fitness centre

Expansive courtyard with BBQs for outdoor entertaining

Stylish party room for hosting guests

Dedicated workshop space for projects and hobbies

This is more than a home – it’s a lifestyle. Don’t miss your chance to live in one of Calgary’s most prestigious towers and experience the energy of downtown living at its finest.

Built in 2016

Essential Information

MLS® #	A2256461
Price	\$360,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	503
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2901, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1H8

Amenities

Amenities	Bicycle Storage, Elevator(s), Recreation Room, Secured Visitor Parking, Workshop
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Quartz Counters
Appliances	Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Water
Heating	In Floor, Natural Gas
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Concrete, Metal Frame
Foundation	Poured Concrete



Additional Information

Date Listed	September 13th, 2025
Days on Market	40
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Skyrock
----------------	---------

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.