

# \$499,900 - 1409, 1188 3 Street Se, Calgary

MLS® #A2191183

**\$499,900**

2 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Exceptional value - Fabulous Guardian II southwest corner unit with 2 bedrooms, 2 full bathrooms & 2 titled tandem parking stalls. Floor to ceiling windows throughout with panoramic unobstructed downtown, mountain & river views. This very open floor plan has many premiere features including 9 ft ceilings, beautiful low maintenance laminate flooring & heated tile floors. The kitchen includes a large island with breakfast bar, quartz counters & custom appliances. This unit includes an oversized storage locker & a tandem parking stall that is extra wide for easy parking access. Building amenities include a fully equipped fitness centre with yoga studio & a beautifully appointed social room with garden terrace. Close to the Victoria Park LRT Station, Stampede Park, Saddledome, East Village & the river path system. Easy walking distance to Starbucks & the Sunterra Market.

Built in 2016

## Essential Information

MLS® #	A2191183
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.00
Year Built	2016



Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	1409, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Tandem, Titled

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Electric Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	44

### **Exterior**

Exterior Features	Balcony
Lot Description	Views
Roof	See Remarks
Construction	Concrete, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	57
Zoning	DC

### **Listing Details**

Listing Office

RE/MAX Landan Real Estate

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