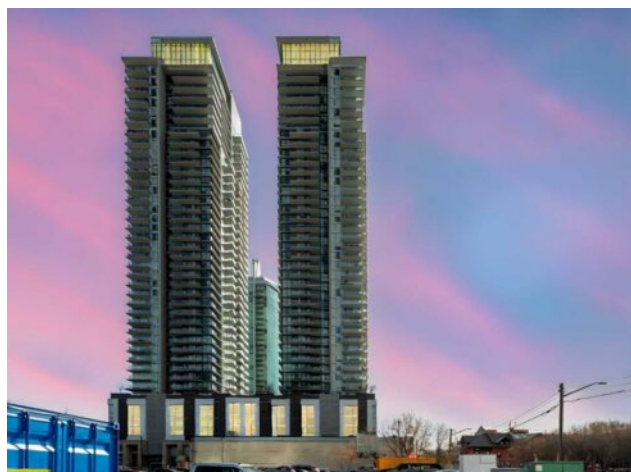


2209, 1188 3 Street SE  
Calgary, Alberta

MLS # A2210937



## \$549,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	906 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Tandem, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 848
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** n/a

Step into the ultimate inner-city lifestyle with this sleek and spacious 2-bedroom, 2-bathroom corner unit perched on the 22nd floor of The Guardian. With over 900 square feet of stylish living space and stunning South, North, and West views of the mountains and city skyline, this is urban living at its best. Designed with modern professionals in mind, the open-concept layout is flooded with natural light thanks to floor-to-ceiling windows that wrap around the living and dining areas. The contemporary kitchen is both functional and beautiful, featuring quartz countertops, a large island with an undermount sink, stainless steel appliances, and generous cabinet space. The Guardian offers everything you need to complement a dynamic lifestyle, including 24/7 concierge and security, a fully equipped fitness centre, a woodworking studio, secure bike storage, and a chic social lounge perfect for hosting or meeting new people. The unit also comes with a tandem parking stall and a separate storage locker. For investors, this building is Airbnb-friendly, making it an incredible opportunity to generate revenue in one of Calgary's most in-demand locations. Live steps from downtown, Studio Bell, the BMO Centre, and Calgary's exciting new event centre now under construction. The Stampede LRT station is just around the corner, making commuting a breeze, and the Bow River pathway system is only minutes away—ideal for those who love to run, bike, or simply enjoy the outdoors. Whether you're a young professional looking to thrive in the core or an investor seeking high rental potential, this property checks every box. Call today to book your private tour of this incredible unit!