

# \$299,500 - 3510, 1188 3 Street Se, Calgary

MLS® #A2238617

## \$299,500

1 Bedroom, 1.00 Bathroom, 500 sqft

Residential on 0.00 Acres

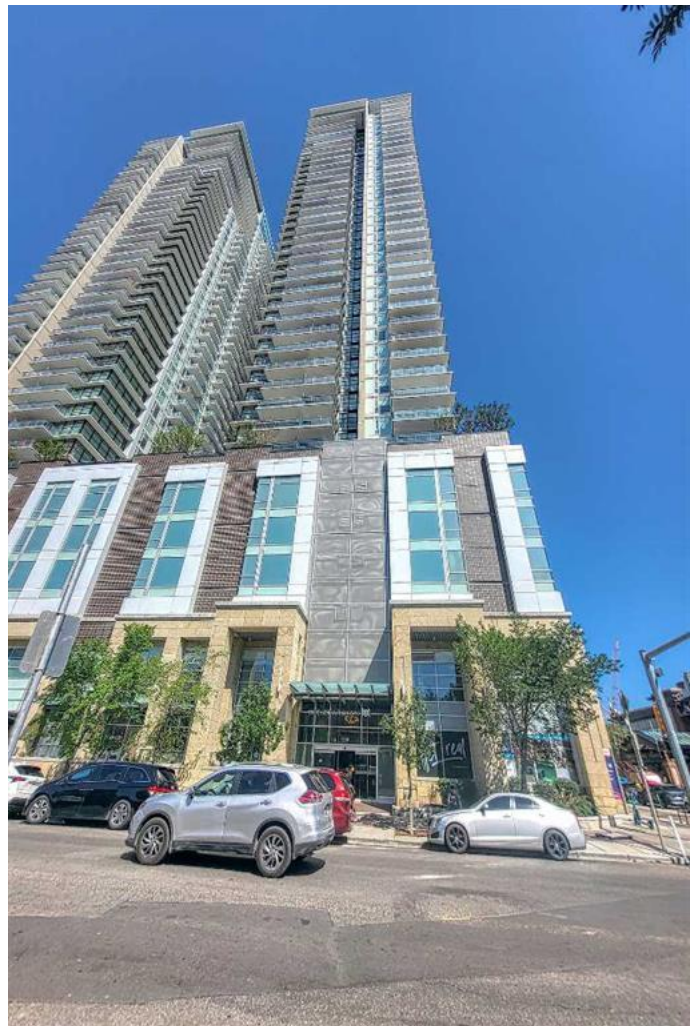
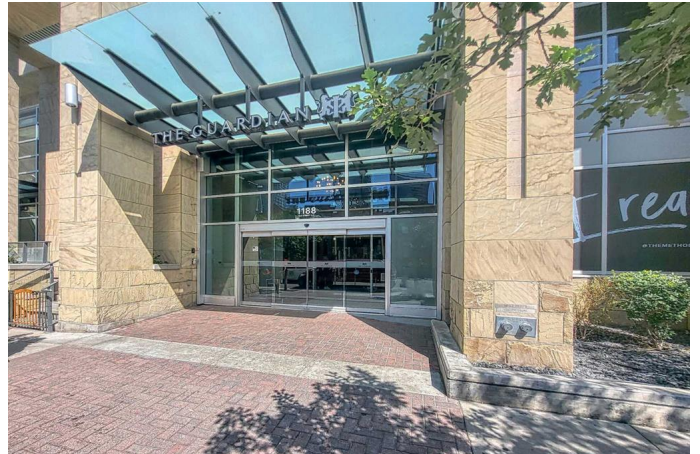
Beltline, Calgary, Alberta

Contemporary urban living at The Guardian, where elegance meets convenience. Situated on the 35th floor, this 1 bedrooms unit offers unobstructed views of the city and BMO Centre where you will enjoy the stampede fireworks from your balcony! This concrete building is a 44 story architectural masterpiece featuring modern, chic finishes with an array of amenities including security, reception services, a heated parkade, fitness haven, and a resident's lounge. You will love the bright and airy tones of this unit, quartz countertops, insuite laundry and floor to ceiling windows allowing in an abundance of natural light. Everything you need within walking distance....a great opportunity for first time buyers or investors!

Built in 2016

## Essential Information

MLS® #	A2238617
Price	\$299,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	500
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment



Style	Single Level Unit
Status	Active

### Community Information

Address	3510, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking	None

### Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	44

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	July 10th, 2025
Days on Market	8
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

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.