

\$285,000 - 905, 1188 3 Street Se, Calgary

MLS® #A2240353

\$285,000

1 Bedroom, 1.00 Bathroom, 501 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Guardian South Tower â€” Calgaryâ€™s tallest residential complex, offering unmatched value in the heart of the vibrant Victoria Park district.

This modern one-bedroom apartment is perfectly situated just steps from the Stampede Grounds, Cowboys Casino, the Ctrain and Calgaryâ€™s new entertainment and events centre â€” making it an ideal choice for both homeowners and investors alike.

Enjoy a sleek, open-concept layout featuring high-end contemporary finishes, floor-to-ceiling windows, a spacious bedroom with ample closet space, a well-appointed 4-piece bathroom, and in-suite laundry for added convenience. The stylish kitchen is complete with quartz countertops, integrated appliances, and modern cabinetry â€” perfect for everyday living or entertaining guests. The unit also features a large 72 square foot balcony.

Residents of The Guardian enjoy access to premium amenities including concierge, a fully equipped fitness centre, a residents social room, and a rooftop terrace with stunning views of the city skyline and Saddledome.

Whether you're seeking unbeatable urban convenience or a smart investment opportunity in Calgaryâ€™s fast-growing Beltline, this is exceptional value thatâ€™s not to be missed.



Built in 2016

Essential Information

MLS® #	A2240353
Price	\$285,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	501
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	905, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

Amenities

Amenities	Recreation Facilities, Bicycle Storage, Elevator(s), Fitness Center, Party Room, Trash
Parking Spaces	1
Parking	Off Street, Stall, Parkade, Underground

Interior

Interior Features	Closet Organizers, Open Floorplan, Recessed Lighting, See Remarks, Stone Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Washer, Window Coverings, Electric Cooktop, Electric Oven
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	BBQ gas line, Balcony
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	73
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------



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.