

# \$453,000 - 3504, 1188 3 Street Se, Calgary

MLS® #A2215619

**\$453,000**

2 Bedroom, 2.00 Bathroom, 739 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**AIR BNB ALLOWED!!! FULLY FURNISHED!!!**

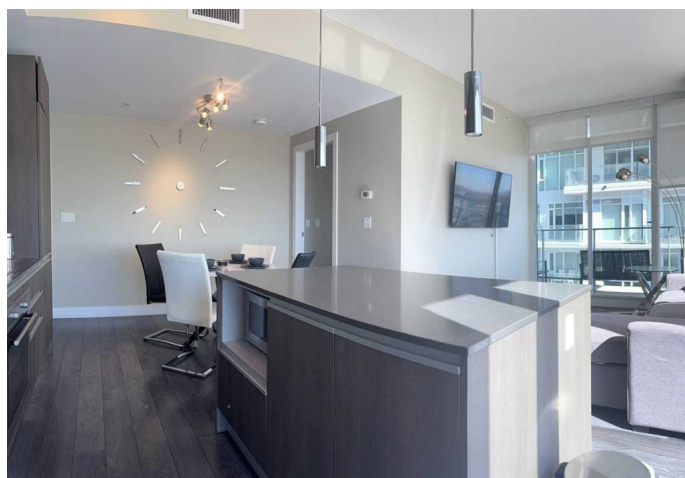
Own a stunning 35th-floor corner suite at The Guardian. This immaculate 2-bedroom, 2-bath unit features double balconies with downtown views, floor-to-ceiling windows, stainless steel appliances, and a luxurious primary ensuite. The second bedroom offers balcony access and a 3-piece bath. The unit includes assigned underground parking and 24-hour security. Located near the Stampede Grounds with access to vibrant community amenities, this property is Airbnb-friendly and can be sold fully furnished. Don't miss out! Contact a realtor today!

Built in 2016

## Essential Information

MLS® #	A2215619
Price	\$453,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	739
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information



Address	3504, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Pool
Parking Spaces	1
Parking	Assigned, Underground
# of Garages	1

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	44

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	DC

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.