

# \$479,900 - 1902, 1188 3 Street Se, Calgary

MLS® #A2257979

**\$479,900**

2 Bedroom, 2.00 Bathroom, 754 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover urban luxury in this mint-condition 2-bedroom, 2-bathroom condo in The Guardian's South Tower, perfectly nestled in Calgary's vibrant Victoria Park/Beltline. Breathtaking city, river, or mountain views through floor-to-ceiling windows create an inspiring backdrop for young professionals, couples, or downsizers craving a stylish, low-maintenance lifestyle. Move-in ready with optional high-quality furniture included, this turnkey gem eliminates the hassle of setup. Enjoy a rare included parking stall, a modern kitchen with sleek finishes, and access to premium amenities like a fitness center, garden terrace with BBQs, and a social club for effortless entertaining. Steps from downtown, East Village, Stampede Park, and trendy 17th Avenue, you're at the heart of Calgary's cultural pulse. Investors, seize the rental potential in this high-demand area! Priced competitively in Calgary's balanced 2025 market, this condo won't last! Book your private showing today and submit your offer before it's gone!

Built in 2016

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2257979  |
| Price     | \$479,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 754               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1902, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1M8                |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Trash, Visitor Parking, Bicycle Storage, Party Room, Recreation Room, Secured Parking, Storage |
| Parking Spaces | 1                                                                                                                           |
| Parking        | Parkade, Stall, Titled, Underground                                                                                         |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage                    |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Natural Gas                                                                                      |
| Cooling           | Central Air                                                                                                |
| # of Stories      | 44                                                                                                         |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Brick, Concrete, Stucco |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 14                |
| Zoning         | DC (pre 1P2007)   |

**Listing Details**

Listing Office                RE/MAX Realty Professionals

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