

\$499,900 - 1409, 1188 3 Street Se, Calgary

MLS® #A2191183

\$499,900

2 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Exceptional value - Fabulous Guardian II southwest corner unit with 2 bedrooms, 2 full bathrooms & 2 titled tandem parking stalls. Floor to ceiling windows throughout with panoramic unobstructed downtown, mountain & river views. This very open floor plan has many premiere features including 9 ft ceilings, beautiful low maintenance laminate flooring & heated tile floors. The kitchen includes a large island with breakfast bar, quartz counters & custom appliances. This unit includes an oversized storage locker & a tandem parking stall that is extra wide for easy parking access. Building amenities include a fully equipped fitness centre with yoga studio & a beautifully appointed social room with garden terrace. Close to the Victoria Park LRT Station, Stampede Park, Saddledome, East Village & the river path system. Easy walking distance to Starbucks & the Sunterra Market.

Built in 2016

Essential Information

MLS® #	A2191183
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.00
Year Built	2016



Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

Community Information

Address	1409, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Tandem, Titled

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Electric Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	See Remarks
Construction	Concrete, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	January 30th, 2025
Days on Market	61
Zoning	DC

Listing Details

Listing Office

RE/MAX Landan 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.