



905, 1188 3 Street SE, Calgary, Alberta - \$289,000



Property Description

Welcome to The Guardian South Tower - Calgary'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 Calgary's new entertainment and events centre - 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 - 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 Calgary's fast-growing Beltline, this is exceptional value that's not to be missed.

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