

# \$435,000 - 1402, 1188 3 Street Se, Calgary

MLS® #A2238119

**\$435,000**

2 Bedroom, 2.00 Bathroom, 741 sqft

Residential on 0.00 Acres

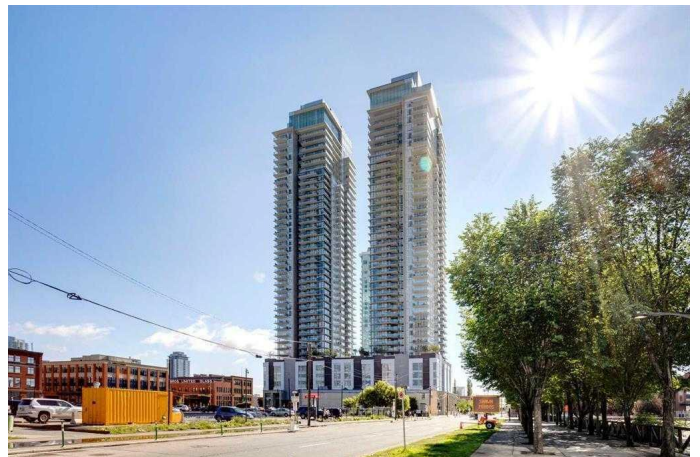
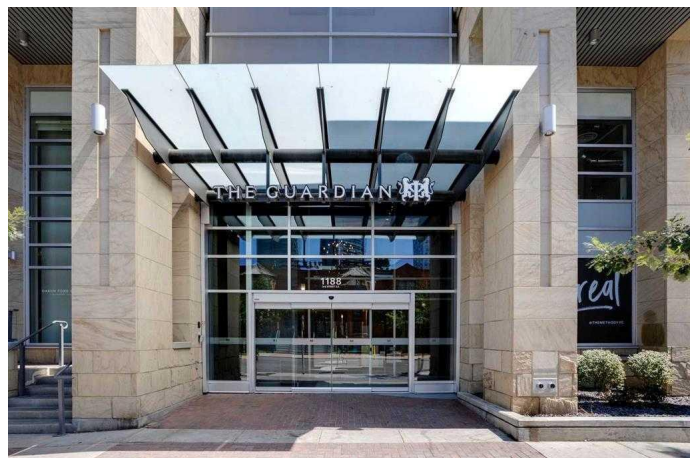
Beltline, Calgary, Alberta

\*\*\*First 6 months Condo Fees Covered by Seller\*\*\* WOW! Welcome to your new Oasis! This home radiates with sun glowing through the floor to ceiling windows. With the southeast exposure you can see everything across the horizon from the Saddledome to the peaks of the Canadian Rocky Mountains. Enjoying your morning coffee by the window sill, or dinner on the balcony- sun rises or sun sets it doesn't matter, you will be in awe.

The primary bedroom and spa-like 4pc ensuite are tucked in the corner of the home to give you a wide open kitchen, dining, and living area that are perfect for entertaining or just enjoying the 333 days of Calgary sunshine! Brand new stacked in-suit washer and dryer, and subtly hidden refrigerator and dishwasher, this home is classy and clean.

This Guardian building is one of Calgary's premier locations. It is well managed, front door concierge and security. No need to leave the building for your daily workout sessions, with a full gym complete with spin bikes, treadmills and weights for an active lifestyle. You also have access to the social club room with TV, Fire Places, Game, and kitchen area for hosting events and gatherings! Just step outside to the terrace with BBQs and outdoor seating and fireplace to enjoy your evenings with friends.

With Beltline boasting Calgary's number



one walk score walk to everything you could need, grocery stores, award winning cafes, cocktail bars and restaurants, live sports and concerts, and the best casino in town. Even in the winter, with your titled underground heated parking stall you will never have to worry about brushing snow or letting the car warm up- that is, for when you do need to leave the Beltline.

This is the BEST unit, in the BEST neighbourhood in the city. You have to come see this unit with your own eyes to get comfortable in your new home.

Built in 2016

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2238119          |
| Price          | \$435,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 741               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1402, 1188 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G1H7                 |

### **Amenities**

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, |
|-----------|----------------------------------------------------------------------|

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
|                | Visitor Parking, Bicycle Storage, Guest Suite, Party Room, Storage, Trash, Workshop |
| Parking Spaces | 1                                                                                   |
| Parking        | Heated Garage, Parkade, Titled, Gated, Secured                                      |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home                            |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Induction Cooktop |
| Heating           | Forced Air                                                                                                                |
| Cooling           | Central Air                                                                                                               |
| # of Stories      | 44                                                                                                                        |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Lot Description   | City Lot |
| Construction      | Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 9th, 2025  |
| Days on Market | 46              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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