



\$ 559,900.00

2509 1188 3 STREET SE CALGARY

<https://paulbrinton.com>

Welcome to The Guardian South, luxury living with floor-to-ceiling windows to take in your stunning panoramic city and mountain views. This spacious condo in the clouds sky-suite is the largest 2 Bedrooms, and 2 bathroom layout offered by the developer and most coveted due to complete privacy from all angles including...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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BASIC FACTS

Style: High-Rise (5+)

MLS ® #: A1162064

Type: Apartment

Bedrooms: 2

Status: Active

Year built: 2016

Parking: Parkade, Stall, Titled, Underground **CONDO TYPE:** Conventional

Post Updated: 2021-11-23 16:02:04

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 11/23/21

Area: 0.00 sq ft

County Or Parish: Calgary

PROPERTY FEATURES

Total Parking: 1

Association Amenities: Elevator(s),Fitness Center,Parking,Party Room,Recreation Room,Secured Parking,Workshop

Exterior Features: None

Cooling: Central Air

Interior Features: See Remarks

Heating Type: Forced Air,Natural Gas

Flooring: Tile,Vinyl

Community Features: Park,Playground,Shopping Nearby

District: CAL Zone CC

Inclusions: Lutron automated blinds and light switches

Roof Type: Membrane

PROPERTY INFORMATION

Levels: Multi Level Unit

Zoning: DC (pre 1P2007)

List Price Square Foot: \$ 634.66

Photo Count: 29

Laundry features: In Unit

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6



Unit Exposure: S,W

Unit Number: 2509

Construction Materials: Concrete

Suite: No

Appliances: Dishwasher, Garburator, Induction
Cooktop, Microwave, Oven, Refrigerator, Washer/Dryer, Window
Coverings

Living Area SF: 882.20

Subdivision Name: Beltline

Structure Type: High Rise
(5+ stories)

Restrictions: Pet Restrictions or Board approval Required

