

# \$1,698,000 - 4003, 1188 3 Street Se, Calgary

MLS® #A1079158

## \$1,698,000

2 Bedroom, 3.00 Bathroom, 2,431 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Live at the top in the largest 40th Floor Paramount Suite of The Guardian - Calgary's tallest residential towers and pillar of modern architecture. Stunning panoramic city, mountain, and river views from floor-to-ceiling windows, +2,400 sq. ft., 2 bedrooms, 2.5 baths, 3 expansive and wrap-around balconies (approx. 600 sq. ft.) and 2 titled tandem parking stalls - for 4 vehicles. Entertain in style with modern interior design by Amanda Hamilton and well-appointed finishes including 9.5' ceilings, wide plank hardwood, travertine floor tile, Italian Armony Cucine cabinetry, quartz countertops, and integrated Miele kitchen appliances. Master 'wing' is a dream with spa-inspired ensuite, free-standing tub and custom dressing room to die for. Building amenities include state-of-the art fitness centre w/yoga studio, resident's club & exclusive garden terrace, Concierge and security. Invest now to be located in heart of Calgary's River District - close to the new Event Centre/Arena and minutes to Downtown.

Built in 2016

## Essential Information

MLS® #	A1079158
Price	\$1,698,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	2,431
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	4003, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

### **Amenities**

Amenities	Elevator(s), Fitness Center, Workshop, Recreation Room
Parking Spaces	4
Parking	Indoor, Parkade, Tandem
# of Garages	4

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Electric Range, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil
# of Stories	44

### **Exterior**

Exterior Features	None
Roof	Membrane
Construction	Brick, Concrete, Stucco
Foundation	Concrete

### **Additional Information**

Date Listed	March 11th, 2021
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Days on Market 68  
Zoning DC (pre 1P2007)

### **Listing Details**

Listing Office SOTHEBY'S INTERNATIONAL REALTY CANADA

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