

\$399,900 - 909, 325 3 Street Se, Calgary

MLS® #A2263716

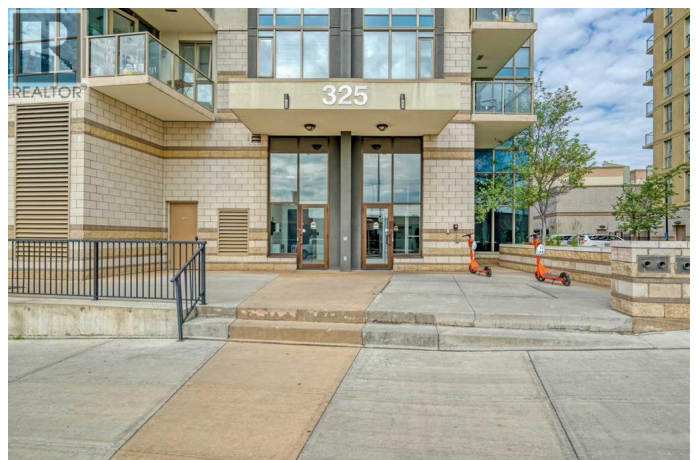
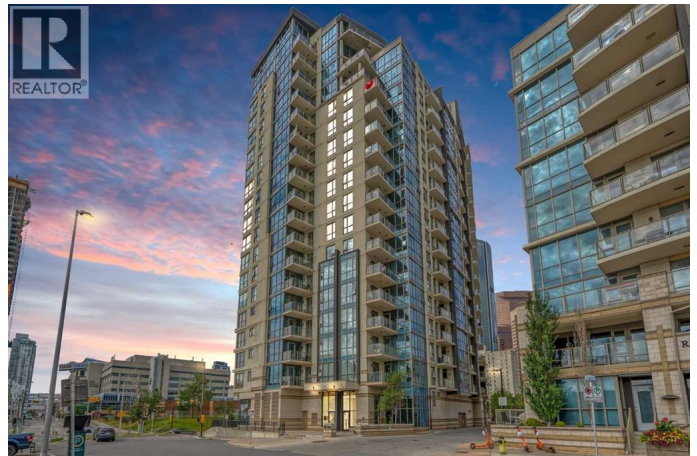
\$399,900

2 Bedroom, 2.00 Bathroom, 883 sqft

Single Family

Downtown East Village, Calgary, Alberta

VIEWS, VIEWS, and VIEWS. Experience the ever-changing views north and northwest to the Bow River, and west to the downtown core and Calgary Tower. This TWO-BEDROOM, TWO-BATHROOM CORNER unit with a DEN and a BIG PRIVATE BALCONY is the largest on the floor, according to the official Condominium Plan prepared by an Alberta Land Surveyor. Inside, you'll find an EXTENSIVE RENOVATION with LAMINATE flooring throughout the main living areas and bedrooms, perfectly complementing the FLOOR-TO-CEILING windows that showcase stunning views. The kitchen, with its tiled floor, is the ideal size, featuring GRANITE countertops, a tile backsplash, and STAINLESS-STEEL appliances. This unit has been OWNER-OCCUPIED and meticulously maintained with EXCEPTIONAL CARE! Here, you are close to everything the East Village has to offer—riverfront paths for walking and biking, paddle boarding on the river; restaurants; nightlife; Prince's Island Park; the public library; and art centres—all within walking distance. Superstore is conveniently located just two blocks from the building. Riverfront Pointe offers a full gym, an amenities room, and an outdoor patio, along with onsite security, bicycle storage, and secure heated underground parking including visitor parking. The TITLED parking stall is conveniently located near the elevator, and a second stall is available for rent or purchase. Onsite, a small garden area adds to the



welcoming ambiance of the complex.This is a fantastic propertyâ€”make it your home!
(id:6289)

Built in 2010

Essential Information

Listing #	A2263716
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Square Footage	883
Year Built	2010
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	909, 325 3 Street Se
Subdivision	Downtown East Village
City	Calgary
Province	Alberta
Postal Code	T2G0T9

Amenities

Amenities	Park, Shopping, Exercise Centre, Recreation Centre
Features	No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Heating	Baseboard heaters
Cooling	None
# of Stories	17

Exterior

Exterior	Concrete
Construction	Poured concrete

Listing Details

Listing Office

CIR Realty



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