



**GRASSROOTS**  
REALTY GROUP

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709, 325 3 Street SE  
Calgary, Alberta

MLS # A2219738



**\$334,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown East Village              |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 918 sq.ft.                         | Age:   | 2010 (15 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade, Titled, Underground       |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Baseboard                                       | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile                            | Sewer:     | -      |
| Roof:       | -   | Condo Fee: | \$ 635 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Brick, Concrete                                 | Zoning:    | CC-ET  |
| Foundation: | -   | Utilities: | -      |
| Features:   | Breakfast Bar, Granite Counters, Open Floorplan |            |        |

Inclusions: N/A

Urban living at its finest with this expansive two bedroom condo, perfectly situated just steps away from the picturesque Riverwalk ALONG THE MAJESTIC BOW RIVER. Enjoy miles of scenic paved walking and biking paths that provide both serene and invigorating outdoor experiences. This premium location offers the LUXURY OF CONVENIENCE. A leisurely stroll will take you to an array of coffee shops, trendy restaurants, Canadian Music Hall of Fame, Calgary's world class library and minutes walking distance to Superstore. Inside, the condo features an open floor plan designed to maximize light and space. Walls of windows flood the interior with natural light, enhancing the spaciousness of the living areas. The two large sized bedrooms provide comfort and privacy, while the open kitchen is a chef's dream with lots of cabinetry and granite counter space to inspire culinary creativity. The spacious balcony is perfect for relaxing or entertaining with ample room for outdoor furniture to soak in the views. Here, you can unwind and ENJOY A PEACEFUL RETREAT WITHIN THE VIBRANT HEART OF CALGARY!