



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

703, 315 3 Street SE
Calgary, Alberta

MLS # A2225244



\$359,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 594
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	RM-7
Foundation:	-	Utilities:	-
Features:	Chandelier, Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities		
Inclusions:	n/a		

Amazing price \$359,000 What are you waiting for? Includes 2 underground heated titled parking spots!! The building is getting EV Charging station in future and has stunning views of BOW RIVER, BRIDGE & EAST VILLAGE from this bright and spacious 7th floor, 2 bedroom, 2 bath + flex work space SE corner suite. Walk to the Zoo in 10 minutes on the paved walking path out front on the river. Excellent rental if desired as Previous tenant paid \$2400 with potential to get more making this unit a great investment. Walk to work with+15 system only 1 block away. City Hall LRT is only 2 blocks away! Quartz Kitchen counters with undermount sink, single lever faucet, designer tile backsplash plus black fridge, electric stove & dishwasher. Enjoy a deep 5' soaker tub with tile surround and floors in bathrooms. Open floor to ceiling windows in the living room make the suite very bright. Functional laminate flooring in living, dining & bedrooms plus pre-finished wire shelving in all closets. Stacking front load washer & dryer included. Enjoy the Riverwalk & nearby outdoor amenities including: Superstore (1 block), Shoppers Drug Mart, Public Library, Prince's Island Park, Eau Claire Market, bike paths, YWCA, Fort Calgary, Chinatown, shopping & restaurants. Modern keyless access, underground heated titled two parking stalls & secure bike storage. Building has an exercise room and courtyard. Great value on the east side of downtown.