



GRASSROOTS
REALTY GROUP

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202, 315 3 Street SE
Calgary, Alberta

MLS # A2229931



\$339,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	752 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 512
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: none

Prime Location! This charming 2-bedroom, 2-bathroom condo is nestled in the vibrant and trendy East Village of downtown. Step out onto your spacious balcony and take in the nice river views! Inside, you'll find a modern, open-concept layout complete with a breakfast bar, a full suite of appliances, and in-suite laundry for added convenience. The master bedroom features a 4-piece ensuite with stylish ceramic tile flooring. With Calgary's extensive bike path system just outside your door, biking or walking to work has never been easier! Enjoy nearby outdoor attractions such as Prince Island Park, Eau Claire Market, Chinatown, and a variety of restaurants and cafes. Plus, you'll have a heated underground parking stall for your vehicle and additional visitor parking for guests. This secure building offers everything you need for comfortable urban living.