



GRASSROOTS
REALTY GROUP

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**1107, 325 3 Street SE
Calgary, Alberta**

MLS # A2233673



\$348,800

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	868 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 607
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-ET
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Track Lighting		

Inclusions: None

Call today for your private showing of this bright and modern 2-bedroom + flex corner suite with stunning downtown and river views—perfect for first-time buyers or investors! Located in the heart of Calgary’s core, you’re steps from the Bow, Suncor, and Canada Place buildings, plus the +15 system, Eau Claire Market, Chinatown, and City Hall C-Train—making it easy to minimize car use while still enjoying the convenience of underground heated parking. This spacious SW-facing unit features floor-to-ceiling windows, a sleek kitchen with granite countertops and designer tile backsplash, and a luxurious 5’ soaker tub in the bathroom. Enjoy your morning coffee on the east-facing balcony with river views, or head out to explore the Riverwalk, East Village, Prince’s Island Park, bike paths, YMCA, Fort Calgary, and more. Additional highlights include keyless building access, secure bike storage, in-suite laundry, and a well-equipped fitness room. Pet restrictions or board approval may apply. A stylish, walkable lifestyle or strong rental opportunity—this one checks all the boxes!