



**GRASSROOTS**  
REALTY GROUP

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205, 325 3 Street SE  
Calgary, Alberta

MLS # A2241345



**\$224,900**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	538 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile
Roof:	-
Basement:	-
Exterior:	Concrete, Stucco
Foundation:	-
Features:	Granite Counters, High Ceilings, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 396
LLD:	-
Zoning:	CC-ET
Utilities:	-

Inclusions: N/A

Live where the city comes alive! This stylish and freshly updated 1 bedroom, 1 bathroom condo is perfectly positioned in the heart of East Village—just steps from the Bow River pathways and within walking distance to your downtown office, shops, cafes, and more. Inside, you’ll appreciate brand-new carpet, fresh paint, and an immaculately clean space ready for move-in. The modern kitchen features stainless steel appliances, full tile backsplash, granite countertops, and timeless shaker-style cabinetry. Floor-to-ceiling windows flood the unit with natural light while showcasing stunning downtown views. Enjoy the convenience of titled underground parking and access to premium amenities including a fitness centre, bike storage, outdoor patio, and on-site service desk. You won't need a car—walk to The Real Canadian Superstore, Winners, Shoppers Drug Mart, the Central Library, or hop on the nearby C-Train. Whether you're a first-time buyer, savvy investor, or looking to live in Calgary's most vibrant downtown district, this unit checks every box. Welcome to your next chapter in East Village.