

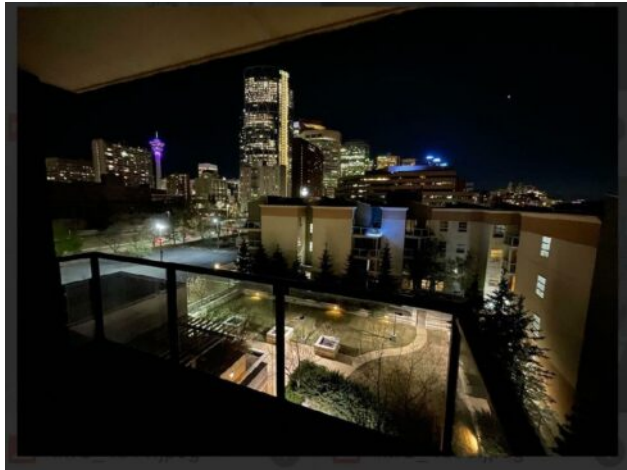


GRASSROOTS
REALTY GROUP

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507, 315 3 Street SE
Calgary, Alberta

MLS # A2247140



\$368,800

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 580
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Metal Frame	Zoning:	CC-ET
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator		

Inclusions: N/A

Welcome to this well laid out executive condo in this well managed high-rise on the river. This well appointed unit features an office/den plus two generous bedrooms with nice sunny West views. The kitchen is large and separated from the living room which also offers nice downtown and garden views and leads to the spacious balcony. Riverfront Point offers owners security, a concierge, front lobby desk, 2 separate gyms, one in each tower, as well as secured underground parking where this Fifth floor condo also comes with not one but two underground titled parking spots! This well managed complex also offers owners a gorgeous gardens area with gazebo and is located right on the river! Live a beautiful active lifestyle and enjoy all the activities Downtown Calgary and the Bow River have to offer! Just a 5 minute walk to the Plus 15 access and a short walk to the train! Don't let this great opportunity pass you by!