

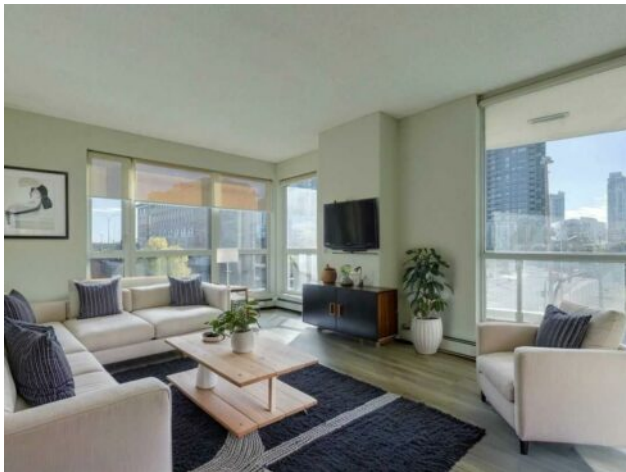


**GRASSROOTS**  
REALTY GROUP

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204, 325 3 Street SE  
Calgary, Alberta

MLS # A2256179



**\$295,000**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	916 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Parkade, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: TV Mount

Welcome to a fantastic 2-bed, 2-bath + Den at Riverfront Pointe that actually gets how you want to live. Located in the vibrant East Village, this unit is all about space, smart design, and spontaneous adventure. With over 900 SF, this isn't your average condo box. The bedrooms are placed on opposite sides of the unit—perfect for actual privacy, whether you have a roommate, a partner, or just like your quiet space. Plus, you get an additional area that's ready to handle your home office, Peloton, or whatever passion project you're currently obsessed with. The entire unit features newer laminate flooring with NO carpet for a modern look and easy cleaning. The central kitchen with its granite counters and updated appliances is perfectly set up for that quick bite before you hit the river path or hosting friends before going to the flames game or a concert. 9' ceilings and more windows than walls in the living room keep things bright and open. Step outside and you're instantly connected to the Bow River pathways, Studio Bell, the Central Library, and all the best spots in East Village. Don't forget about the Saddledome and the NEW arena and entertainment district that is already underway. C train, Art Commons, Prince's Island and soo many other places to mention, means you can walk almost everywhere, but don't worry about your car feeling neglected. This unit comes with TWO titled parking spots that are secure and heated. You've also got a gym, concierge and 24hr security. Combine all this with immediate possession available, this unit is easy to show and ready to go!