



GRASSROOTS
REALTY GROUP

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506, 325 3 Street SE
Calgary, Alberta

MLS # A2259133



\$299,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	770 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Insulated, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 540
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Granite Counters, Storage		

Inclusions: N/A

Live where the city comes alive! This stylish 2 bedroom, 2 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 a 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 center, bike storage, outdoor patio, and on-site service desk. If you don’t have a car, no worries, 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.