

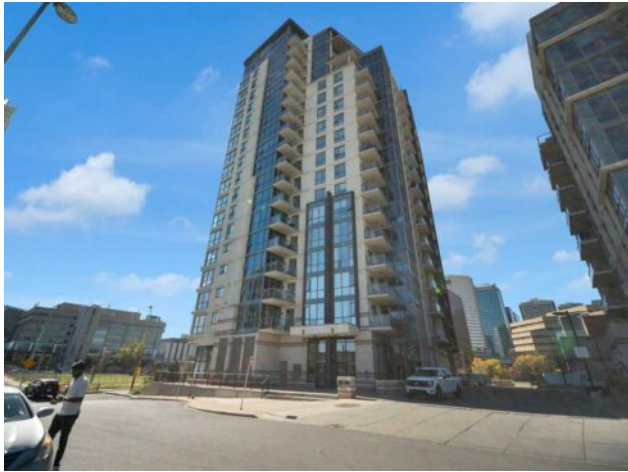


GRASSROOTS
REALTY GROUP

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604, 325 3 Street SE
Calgary, Alberta

MLS # A2260918



\$339,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	866 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-ET
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Walk-In Closet(s)		

Inclusions: Furnishings are negotiable

Step into this inviting two-bedroom condo where convenience meets style. Upon entry, you'll find a handy storage closet and an in-suite washer and dryer. The spacious kitchen boasts sleek stainless steel appliances and elegant quartz countertops, offering plenty of room for cooking and entertaining. The open-concept living and dining area is bathed in natural light from floor-to-ceiling windows with bright south and east-facing views. Step out onto the large south-facing balcony — perfect for enjoying your morning coffee or evening sunsets. The primary bedroom features an east-facing window to greet you with the morning sun, plus a generous walk-in closet and a full four-piece ensuite bath. The second bedroom is bright and versatile — ideal for guests, a home office, or additional living space — with easy access to the second full four-piece bathroom. Currently, the home is furnished and all furnishings are negotiable. Residents enjoy access to excellent building amenities, including a fully equipped gym and a spacious recreation room — perfect for social gatherings or unwinding after a workout. Located just a short stroll to the scenic Bow River pathway, this condo places you in the heart of the vibrant East Village — Calgary's hippest neighborhood. Explore arts and culture, parks and paths, shopping and dining, or simply enjoy biking and walking along the riverfront. East Village is a welcoming, dynamic community where everyone feels at home.