



GRASSROOTS
REALTY GROUP

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909, 325 3 Street SE
Calgary, Alberta

MLS # A2263716



\$399,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	883 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Views, Waterfront		

Heating:	Baseboard
Floors:	Ceramic Tile, Laminate
Roof:	Membrane
Basement:	-
Exterior:	Concrete
Foundation:	Poured Concrete
Features:	High Ceilings, No Animal Home, No Smoking Home

Water:

-

Sewer:

-

Condo Fee:

\$ 635

LLD:

-

Zoning:

CC-ET

Utilities:

-

Inclusions: None

IEWS, VIEWS, and VIEWS. Experience the ever-changing views north and northwest to the Bow River, and west to the downtown core and Calgary Tower. This TWO-BEDROOM, TWO-BATHROOM CORNER unit with a DEN and a BIG PRIVATE BALCONY is the largest on the floor, according to the official Condominium Plan prepared by an Alberta Land Surveyor. Inside, you'll find an EXTENSIVE RENOVATION with LAMINATE flooring throughout the main living areas and bedrooms, perfectly complementing the FLOOR-TO-CEILING windows that showcase stunning views. The kitchen, with its tied floor, is the ideal size, featuring GRANITE countertops, a tile backsplash, and STAINLESS-STEEL appliances. This unit has been OWNER-OCCUPIED and meticulously maintained with EXCEPTIONAL CARE! Here, you are close to everything the East Village has to offer—riverfront paths for walking and biking, paddle boarding on the river; restaurants; nightlife; Prince's Island Park; the public library; and art centers—all within walking distance. Superstore is conveniently located just two blocks from the building and the LRT station is just three blocks away! Riverfront Pointe offers a full gym, an amenities room, and an outdoor patio, along with onsite security, bicycle storage, and secure heated underground parking including visitor parking. The TITLED parking stall is conveniently located near the elevator, and a second stall is available for rent or purchase. Onsite, a small garden area adds to the welcoming ambiance of the complex. This is a fantastic property—make it your home!