



GRASSROOTS
REALTY GROUP

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1502, 325 3 Street SE
Calgary, Alberta

MLS # A2285249



\$334,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	731 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, No Animal Home, Open Floorplan, See Remarks, Storage		

Inclusions: NA

Elevate Your Urban Lifestyle: Stunning NE Corner Condo in East Village with Bow River Views! Imagine waking up to breathtaking, unobstructed panoramas of the Bow River every morning – that's the reality in this sleek 1-bedroom + Den Northeast corner unit, perfectly tailored for ambitious young professionals craving the pulse of downtown Calgary. Floor-to-ceiling windows flood the space with natural light, framing those iconic river views while creating an airy, inspiring environment for your work-from-home setup or evening unwind. Step into a modern kitchen designed for effortless entertaining: ample cabinet space, luxurious granite countertops, and a stylish designer tile backsplash make meal prep a joy. The open layout flows seamlessly to a spacious balcony – your private outdoor retreat for morning coffees or sunset cocktails with friends. Convenience is key with in-suite laundry, a fully equipped fitness room to kickstart your day, and a tandem titled parking stall (ideal for renting out if you prefer biking or transit). Nestled in vibrant East Village, this is more than a home – it's a gateway to the best of urban living. Stroll to trendy restaurants, live music venues, the world-class Central Library, and the scenic Bow River pathways for your daily runs or weekend adventures. Just a 5-minute walk to the +15 skywalk system and public transit, you'll have seamless access to everything downtown offers, from bustling offices to cultural hotspots. Whether you're building your career or seeking a smart investment, this unit delivers exceptional value in one of Calgary's most sought-after neighborhoods. Don't miss out – schedule your viewing today and make this your downtown oasis!