



312, 325 3 Street SE
Calgary, Alberta

MLS # A2292295



\$299,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: Furniture is Negotiable

Welcome to urban living in the heart of Calgary's vibrant East Village. This spacious 2 bedroom, 2 bathroom condo offering 836 sq ft combines modern updates with an unbeatable downtown lifestyle. Recently refreshed with new vinyl plank flooring throughout, the home features a bright open-concept layout designed for comfortable everyday living and easy entertaining. The kitchen overlooks into the dining and living area, creating a functional space filled with natural light. The well-designed floorplan includes two generously sized bedrooms, including a primary suite with its own ensuite, while the second bedroom offers flexibility for guests, a home office, or roommate living. With 836 sq ft, this unit offers more space than many condos in the area, providing both comfort and practicality. Enjoy Calgary's summers on your private balcony with a small view of the Bow River, the perfect spot to enjoy morning coffee or unwind at the end of the day. Additional features include titled underground parking and access to building amenities including a fully equipped fitness centre. Located in one of Calgary's most dynamic communities, you're just steps from the Bow River pathway system, St. Patrick's Island, restaurants, cafes, and local shops, Calgary Central Library and Bow Valley College. Commuting is made easy with just minutes away, making this an excellent opportunity for professionals, students, or investors.