1001, 325 3 Street SE
Calgary, Alberta

MLS # A2295708

$329,000

Division:	Downtown East Village
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	769 sq.ft.	**Age:**	2010 (16 yrs old)
Beds:	2	**Baths:**	2

Garage:	Enclosed, Parkade, Parking Lot, Secured, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 541
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stone	**Zoning:**	CC-ET
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Inclusions: NA

Experience elevated urban living in the heart of East Village with this beautifully appointed 2 bedroom, 2 bathroom condo on the 10th floor, showcasing stunning RIVER views. This CONCRETE building is bright and airy and very quiet! The open concept layout is filled with natural light from expansive windows that perfectly frame the serene surroundings ideal for both entertaining and everyday living. Located in one of Calgary’s most dynamic communities, you’ll have trendy cafes, restaurants, shops, and everyday amenities right outside your door including the fabulous Riverfront pathway system for biking, running, or enjoying a stroll while taking in the sights. This well managed building also offers titled parking, bike storage, and a fitness facility. Enjoy the added convenience of in-suite laundry with ample storage space and large bedrooms with floor to ceiling windows in the primary bedroom with a 3 piece en-suite bathroom! Perfect opportunity for first-time buyers, investors, or those seeking an active urban lifestyle this is your opportunity to own in one of the city’s most sought-after neighbourhoods.