



**402, 325 3 Street SE**  
**Calgary, Alberta**

**MLS # A2141617**



**\$369,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 607
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Frame, Mixed, Stone	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** New LED Light Fixtures

Welcome to this NEWLY RENOVATED gorgeous river view 2 Bedroom & 2 Bathroom NE corner condominium with 2 titled U/G Parking Stalls in Riverfront Pointe. This great location high rise building features 24hr on site concierge/security, a stocked Gym/Fitness Center, a Bike Room and plenty of Visitor Parking. This well maintained suite is highlighted by a spacious Living/Dining room and a large northeast facing balcony, both with spectacular views of the Bow River Valley. You will also find a kitchen with Espresso Coloured Cabinets, Granite Counters, stainless steel appliances, and an Island Breakfast Bar. This unit comes with TWO titled underground parking stalls. The new Superstore, shops, and Downtown LRT Station is only minutes away. Enjoy a fashionable inner city lifestyle just steps away from the Chinatown, East Village, downtown core, the Bow River pathways, Prince's Island Park and the Stampede Grounds. Don't miss the opportunity to have this urban lifestyle, book your viewings today!