



1103, 325 3 Street SE
Calgary, Alberta

MLS # A2148659



\$355,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | High-Rise (5+) | | |
| Size: | 664 sq.ft. | Age: | 2010 (14 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|----------------------------------------------------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 459 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stucco | Zoning: | CC-ET |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home | | |

Inclusions: N/A

LOCATION LOCATION LOCATION! East Village living awaits. Enjoy all that the vibrancy of downtown Calgary has to offer. This fantastic unit in the Riverfront Pointe building is a great opportunity whether you're an investor or first time home buyer. One TITLED parking space in the heated underground parking included. Offering a bright and open floor plan including a front den, modern kitchen, spacious bedroom, 4 pc bath and floor to ceiling windows with views of the Bow River. Enjoy convenient access to all downtown amenities including our famous +15 system, Princes Island Park and more. This unit is currently rented on a month to month lease for \$1,600.00 per month.