



801, 325 3 Street SE
Calgary, Alberta

MLS # A2149588



\$369,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	747 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 513
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: All Furniture can be included for Free

Welcome to this remarkable home at Riverfront Pointe in East Village. This 2 Bed, 2 Bath unit offers 747 Sqft. of living space. Laminate & Vinyl Flooring and warm tones throughout create an irresistible blend of elegance and comfort. The layout highlights a spacious living room with an impressive amount of natural light, complimented by a walkout balcony with views overlooking the Bow River. The full-sized chef's kitchen features stainless steel appliances, expansive stone countertops, and a breakfast bar. The Primary Bedroom is quite spacious and is equipped with its own 4-piece Ensuite Bath. The Second Bedroom is also relatively spacious and is directly adjacent to the additional 4-piece Bath. Completing the unit is an IN-SUITE LAUNDRY room, custom California Closet storage in both bedrooms & bathrooms, and New Hunter Douglas panel blinds. Also included with the unit is a TITLED Underground parking stall, and there is ample visitor parking and street parking for guests. The building itself is equipped with a Fitness Center (featuring brand new gym equipment), a Recreation/Games room, and on-site concierge. Riverfront Pointe backs on to the Bow River Pathway system and is within close proximity to Superstore, Bow Valley College, Studio Bell, Village Ice Cream, EV Dog Park, Prince's Island Park, The Calgary Stampede Grounds, and all of the other supreme amenities Downtown's East Village has to offer.