



**402, 315 3 Street SE**  
**Calgary, Alberta**

**MLS # A2150329**



**\$379,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	763 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 499
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

WELCOME TO RIVERFRONT POINTE IN PRIME DOWNTOWN EAST VILLAGE! Solid well-maintained two-bedroom two-bath apartment condo unit on the 4th floor of this high-rise condominium complex close to the amenities and lifestyle of downtown Calgary. Master bedroom with full ensuite bath complemented by ample-size secondary bedroom. Bright east-facing living area with balcony overlooking the Bow River. In-suite laundry facilities for your convenience. Titled underground parking included with the unit. Conveniently situated within walking distance to bike paths, Harry Hays , Chinatown, Eau Claire, Prince's Island Park, and East Village.