



1106, 325 3 Street SE
Calgary, Alberta

MLS # A2153352



\$374,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	778 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Tile

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 519

LLD: -

Zoning: CC-ET

Utilities: -

Inclusions: N/A

This vacant apartment in downtown Calgary's East Village is a real gem! Right next to Riverfront Avenue, it's perfect for those who love bike rides and scenic river views. Everything you need is close by - shops, groceries, and buses or trains. The apartment is on the 11th floor, so you get awesome views of the city and the Bow River from a south-facing balcony. Inside, there's plenty of room, making it great for families. The main bedroom has its own bathroom and a big closet. The second bedroom is roomy and right next to another bathroom. The kitchen has all the main stuff you'd need - fridge, microwave, stove, and even a dishwasher. The living room, between the bedrooms, has great views and leads to the balcony. There's also a handy laundry area, a spot for your coats and shoes, and a place to enjoy meals.