

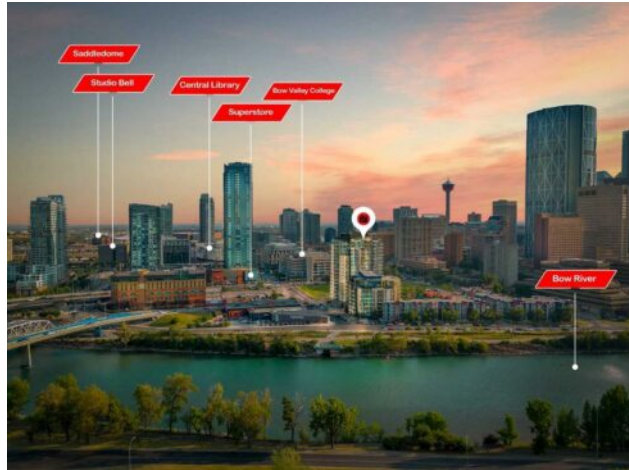


GRASSROOTS
REALTY GROUP

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1108, 325 3 Street SE
Calgary, Alberta

MLS # A2153599



\$314,800

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	550 sq.ft.	Age:	2010 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 391
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: N/A

HIGH END CONDO, CONVENIENT DOWNTOWN LOCATION, 1 BED, 1 BATH, BALCONY - GYM, HEAT AND WATER INCLUDED - ON SITE MANAGEMENT, VISITOR PARKING, CONCIERGE - This condo is perfect for a first time home buyer and includes amenities and professional management that adds to the convenience of living DOWNTOWN. This unit is located on the 11th floor overlooking the BOW RIVER and the large BALCONY is perfect for a morning cup of coffee. Entering you are met with your kitchen with all STAINLESS STEEL APPLIANCES, IN UNIT LAUNDRY and an open living space (renders shown). A 4PC ensuite bathroom with spacious bedroom and WALK IN CLOSET, complete this condo. This condo is in a solid location close to shops, walking/bike paths and includes WATER AND HEAT.