

909, 325 3 Street SE
Calgary, Alberta

MLS # A2263716



\$399,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	883 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Views, Waterfront		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 635
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-ET
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: None

VEWS, VIEWS, and VIEWS. Experience the ever-changing views north and northwest to the Bow River, and west to the downtown core and Calgary Tower. This **TWO-BEDROOM, TWO-BATHROOM CORNER** unit with a **DEN** and a **BIG PRIVATE BALCONY** is the largest on the floor, according to the official Condominium Plan prepared by an Alberta Land Surveyor. Inside, you'll find an **EXTENSIVE RENOVATION** with **LAMINATE** flooring throughout the main living areas and bedrooms, perfectly complementing the **FLOOR-TO-CEILING** windows that showcase stunning views. The kitchen, with its tied floor, is the ideal size, featuring **GRANITE** countertops, a tile backsplash, and **STAINLESS-STEEL** appliances. This unit has been **OWNER-OCCUPIED** and meticulously maintained with **EXCEPTIONAL CARE!** Here, you are close to everything the East Village has to offer—riverfront paths for walking and biking, paddle boarding on the river; restaurants; nightlife; Prince's Island Park; the public library; and art centers—all within walking distance. Superstore is conveniently located just two blocks from the building and the LRT station is just three blocks away! Riverfront Pointe offers a full gym, an amenities room, and an outdoor patio, along with onsite security, bicycle storage, and secure heated underground parking including visitor parking. The **TITLED** parking stall is conveniently located near the elevator, and a second stall is available for rent or purchase. Onsite, a small garden area adds to the welcoming ambiance of the complex. This is a fantastic property—make it your home!