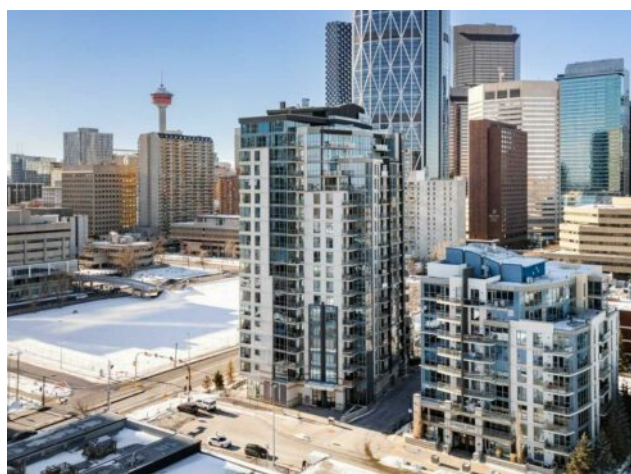


1601, 325 3 Street SE  
Calgary, Alberta

MLS # A2278019



## \$375,000

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	773 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Glass, Stucco	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Open Floorplan		

**Inclusions:** Window blinds, shelves, coat rack

Welcome to Unit 1601 in the 325 building of Riverfront Pointe, a thoughtfully designed property offering the perfect balance of vibrant inner-city living and peaceful riverside serenity, just steps from the Bow River and minutes from the city centre. Upon entry, you're greeted by a spacious foyer complete with a large coat closet and convenient in-unit laundry. The open-concept kitchen, dining, and living area is ideal for entertaining, enhanced by 9-foot ceilings and an abundance of natural light. Floor-to-ceiling windows frame stunning views of the Bow River, Centre Street Bridge, Reconciliation Bridge, St. Patrick's Island, and the surrounding communities of Bridgeland and Crescent Heights. A private balcony captures these views beautifully, offering a front-row seat to Calgary's seasons year-round. The well-appointed primary bedroom features two generous closets and a private 3-piece ensuite. A spacious secondary bedroom with ample natural light, along with a full 4-piece main bathroom, completes the functional layout. The efficient floor plan maximizes space, with thoughtful built-in shelving throughout the living room, bedrooms, and utility space adding both style and practicality. Additional highlights include one titled underground parking stall and access to a fitness facility located in Tower C, conveniently reached through the parkade or at street level. Located in the heart of East Village, you're within walking distance to grocery stores, coffee shops, restaurants, the Calgary Public Library, public transit, river pathways, and nearby green spaces including St. Patrick's Island, Sien Lok Park, and Prince's Island Park. Whether you're an investor or an urban buyer seeking lifestyle and location, this riverfront home delivers exceptional value and everyday enjoyment.