

1502, 325 3 Street SE
Calgary, Alberta

MLS # A2285249



\$334,900

Division: Downtown East Village

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 731 sq.ft. **Age:** 2010 (16 yrs old)

Beds: 1 **Baths:** 1

Garage: Parkade, Stall, Tandem, Underground

Lot Size: -

Lot Feat: -

Heating: Baseboard

Water: -

Floors: Ceramic Tile, Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 526

Basement: -

LLD: -

Exterior: Concrete

Zoning: CC-ET

Foundation: -

Utilities: -

Features: Elevator, Granite Counters, No Animal Home, Open Floorplan, See Remarks, Storage

Inclusions: NA

Elevate Your Urban Lifestyle: Stunning NE Corner Condo in East Village with Bow River Views! Imagine waking up to breathtaking, unobstructed panoramas of the Bow River every morning — that's the reality in this sleek 1-bedroom + Den Northeast corner unit, perfectly tailored for ambitious young professionals craving the pulse of downtown Calgary. Floor-to-ceiling windows flood the space with natural light, framing those iconic river views while creating an airy, inspiring environment for your work-from-home setup or evening unwind. Step into a modern kitchen designed for effortless entertaining: ample cabinet space, luxurious granite countertops, and a stylish designer tile backsplash make meal prep a joy. The open layout flows seamlessly to a spacious balcony — your private outdoor retreat for morning coffees or sunset cocktails with friends. Convenience is key with in-suite laundry, a fully equipped fitness room to kickstart your day, and a tandem titled parking stall (ideal for renting out if you prefer biking or transit). Nestled in vibrant East Village, this is more than a home — it's a gateway to the best of urban living. Stroll to trendy restaurants, live music venues, the world-class Central Library, and the scenic Bow River pathways for your daily runs or weekend adventures. Just a 5-minute walk to the +15 skywalk system and public transit, you'll have seamless access to everything downtown offers, from bustling offices to cultural hotspots. Whether you're building your career or seeking a smart investment, this unit delivers exceptional value in one of Calgary's most sought-after neighborhoods. Don't miss out — schedule your viewing today and make this your downtown oasis!