



THE
A-TEAM

**RE/MAX
FIRST**

325 3 Street #402, Calgary T2G 0T9

MLS® #: **A2105703**

Area: **Downtown East
Village**

Listing Date: **02/06/24**

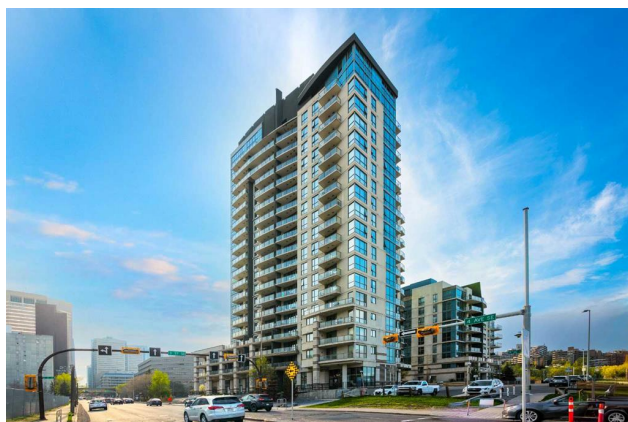
List Price: **\$374,990**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **880**
Low Sqft:
Ttl Sqft: **880**

DOM

103

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Additional Parking,Secured,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`0" x 9`3"
Laundry	Main	4`0" x 5`3"
Bedroom	Main	9`6" x 11`3"
3pc Ensuite bath	Main	9`2" x 6`1"
Dining Room	Main	9`9" x 7`3"
Balcony	Main	11`10" x 6`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	5`11" x 6`11"
4pc Bathroom	Main	4`11" x 8`6"
Bedroom - Primary	Main	12`6" x 11`0"
Kitchen	Main	10`6" x 10`0"
Living Room	Main	12`9" x 12`10"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$607		Fee Simple		CC-ET
		Fee Freq:		
		Monthly		
Legal Desc:	1012483	Remarks		
Pub Rmks:	Welcome to this gorgeous river view 2 Bedroom & 2 Bathroom NE corner condominium with 2 titled U/G Parking Stalls in Riverfront Pointe. This great location high rise building features 24hr on site concierge/security, a stocked Gym/Fitness Center, a Bike Room and plenty of Visitor Parking. This well maintained suite is highlighted by a spacious Living/Dining room and a large northeast facing balcony, both with spectacular views of the Bow River Valley. You will also find a kitchen with Espresso Coloured Cabinets, Granite Counters, stainless steel appliances, and an Island Breakfast Bar. This unit comes with TWO titled underground parking stalls. The new Superstore, shops, and Downtown LRT Station is only minutes away. Enjoy a fashionable inner city lifestyle just steps away from the Chinatown, East Village, downtown core, the Bow River pathways, Prince’s Island Park and the Stampede Grounds. Don’t miss the opportunity to have this urban lifestyle, book your viewings today!			
Inclusions:	None			
Property Listed By:	MaxWell Capital Realty			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

