



THE
A-TEAM

**RE/MAX
FIRST**

325 3 Street #1701, Calgary T2G0T9

MLS® #: **A2135376**

Area: **Downtown East
Village**

Listing Date: **05/26/24**

List Price: **\$465,000**

Status: **Active**

County: **Calgary**

Change: **-\$23k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary**
Sub Type: **2010**

Lot Information

City/Town:
Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **780**
Low Sqft:
Ttl Sqft: **780**

DOM

209
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Parkade, Underground

Utilities and Features

Roof:
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete, Stucco**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`5" x 9`1"	Bedroom	Main	10`2" x 10`1"
Living Room	Main	14`2" x 12`0"	Kitchen	Main	10`8" x 7`3"
Dining Room	Main	9`1" x 7`1"	Laundry	Main	4`6" x 3`0"
3pc Ensuite bath	Main	8`7" x 4`10"	4pc Bathroom	Main	8`3" x 7`5"

Legal/Tax/Financial

Condo Fee: \$553	Title: Fee Simple Fee Freq: Monthly	Zoning: CC-ET
Legal Desc:	1012483	Remarks

Pub Rmks: **Riverfront Pointe 17th floor sub-penthouse with the largest private roof top terrace in the building, river view and over looking the illuminated Centre Street bridge at night. Million dollar view. Excellent for roof top parties. Make a great executive suite or cooperate accommodation for out of town corporate guests. 2 bedrooms and 2 full bath. Ceiling to floor windows. Lifestyle choice. Very rare opportunity for this type of unit be available at this price point. Double tandem parking for 2 cars, underground, heated and secure. Reasonable condo fee as you don't pay for the private roof top terrace. Gym and bike storage in the building. Healthy living. Riverwalk, bike path just across the front door. Great investment too, at 5.25 caprate. Call your favorite realtor today.**

Inclusions: **N/A**

Property Listed By: **First Place Realty**

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







