



THE
A-TEAM

**RE/MAX
FIRST**

315 3 Street #402, Calgary T2G 0S3

MLS® #: **A2150329** Area: **Downtown East Village** Listing Date: **07/17/24** List Price: **\$369,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2009**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **763**

Low Sqft:

Ttl Sqft: **763**

DOM

61

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer: **Balcony**

Ext Feat: **Balcony**

Construction:

Brick,Concrete

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`5" x 6`11"	Dining Room	Main	13`0" x 8`5"
Living Room	Main	12`5" x 11`5"	Bedroom - Primary	Main	12`4" x 9`9"
Bedroom	Main	14`2" x 9`0"	4pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$499

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-ET

Legal Desc: **0915127**

Remarks

Pub Rmks: **WELCOME TO RIVERFRONT POINTE IN PRIME DOWNTOWN EAST VILLAGE! Solid well-maintained two-bedroom two-bath apartment condo unit on the 4th floor of this high-rise condominium complex close to the amenities and lifestyle of downtown Calgary. Master bedroom with full ensuite bath complemented by ample-size secondary bedroom. Bright east-facing living area with balcony overlooking the Bow River. In-suite laundry facilities for your convenience. Titled underground parking included with the unit. Conveniently situated within walking distance to bike paths, Harry Hays , Chinatown, Eau Claire, Prince's Island Park, and East Village.**

Inclusions: **n/a**
Property Listed By: **RE/MAX Real Estate (Central)**

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









