



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**325 3 Street #606, Calgary T2G 0T9**

MLS®#: **A2152755**      Area: **Downtown East Village**      Listing Date: **08/01/24**      List Price: **\$389,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **781**  
 Low Sqft:  
 Ttl Sqft: **781**

DOM

**48**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Granite Counters, Open Floorplan, See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4' 11" x 10' 6"	4pc Ensuite bath	Main	8' 5" x 4' 11"
Bedroom	Main	9' 1" x 11' 11"	Dining Room	Main	6' 10" x 8' 0"
Kitchen	Main	9' 1" x 8' 0"	Living Room	Main	12' 7" x 17' 2"
Bedroom - Primary	Main	10' 5" x 16' 5"			

Legal/Tax/Financial

Condo Fee: **\$540**      Title: **Fee Simple**      Zoning: **CC-ET**

Fee Freq:  
**Monthly**

Legal Desc: **1012483**

Remarks

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Pub Rmks: **Welcome to your new urban oasis in the heart of East Village, downtown Calgary! This chic 2-bedroom, 2-bathroom condo offers the perfect blend of modern living and convenience, making it an ideal choice for anyone looking to embrace city life without compromise. Step inside and be greeted by an open and airy layout that maximizes space and natural light. The sleek, contemporary design features high ceilings, stylish finishes, and a thoughtfully designed kitchen equipped with stainless steel appliances and granite counter tops. The spacious living area flows seamlessly into a private balcony, where you can unwind and soak in the vibrant cityscape. Located just steps away from the serene Bow River, your new home offers easy access to picturesque walking and biking paths. Whether you're an outdoor enthusiast or just love a leisurely stroll, you'll appreciate the natural beauty right at your doorstep. And when it's time to head to work, you're just a short walk away from the city center, making your daily commute a breeze. East Village is a dynamic neighborhood bursting with life and energy. With an array of restaurants, shops, and services at your fingertips, you'll never run out of things to do. Indulge in gourmet dining, explore local boutiques, or catch a show at one of the nearby entertainment venues. Plus, with quick access to major roads, you can easily explore all that Calgary has to offer. But the perks don't stop there! This condo comes with titled parking and the building itself boasts a range of amenities, including a fully-equipped gym, so you can stay active without leaving home. With its prime location, unbeatable amenities, and vibrant community, this condo in East Village offers a lifestyle like no other. Don't miss your chance to make it yours—experience urban living at its finest!**

Inclusions: **NA**  
Property Listed By: **RE/MAX Realty Professionals**

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