



THE A-TEAM

RE/MAX FIRST

325 3 Street #508, Calgary T2G 0T9

MLS® #: A2160257 Area: Downtown East Village Listing Date: 09/05/24 List Price: \$259,900
Status: Pending County: Calgary Change: -\$20k, 05-Nov Association: Fort McMurray



General Information

Prop Type: Residential Apartment Sub Type: Apartment City/Town: Calgary Year Built: 2010 Finished Floor Area: 582
Lot Information: Lot Sz Ar: 582 Lot Shape:

DOM: 76 Layout: Beds: 1 (1) Baths: 1.0 (1 0) Style: Apartment

Access: Lot Feat: Park Feat: Parkade, Titled, Underground

Parking: Ttl Park: 1 Garage Sz: 1

Utilities and Features

Roof: Membrane Heating: Baseboard Sewer: Uncovered Courtyard Ext Feat: Construction: Brick, Concrete, Stucco Flooring: Carpet, Ceramic Tile, Linoleum Water Source: Poured Concrete Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings Int Feat: Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Dining Room, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: \$391 Title: Fee Simple Zoning: CC-ET

Legal Desc: **1012483**

Fee Freq:  
**Monthly**

Remarks

Pub Rmks: **Incredible value in this fantastic condo in the popular RIVERFRONT POINTE high-rise nestled along the banks of the Bow River just steps to Riverwalk & walking distance to Superstore & Chinatown. With brand new carpets & interior paint, this super 5th floor condo enjoys high ceilings throughout, 1 bedroom & 1 full bath, titled underground parking for your exclusive use & fantastic wraparound balcony with sweeping views of the downtown skyline. This Southwest-facing home has a great airy floorplan with open concept kitchen with granite counters & stainless steel appliances, spacious dining room & bright living room wall-of-windows & access onto the balcony. The bedroom has a walk-in closet & ensuite with tile floors & shower/tub. Convenient insuite laundry with space-saving Samsung washer/dryer. Monthly maintenance fees include your heat & water-sewer costs. The residents of RIVERFRONT POINTE also have access to bike storage & fitness centre, outdoor courtyard & onsite concierge. Top-notch downtown location only minutes to Studio Bell & Central Library, Bow Valley College, LRT, Olympic Plaza & everything that makes living in the revitalized East Village...hot hot hot!**

Inclusions:  
Property Listed By: **N/A**  
**Royal LePage Benchmark**

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









