



THE
A-TEAM

**RE/MAX
FIRST**

325 3 Street #1210, Calgary T2G 0T9

MLS® #: **A2161272**

Area: **Downtown East Village**

Listing Date: **08/30/24**

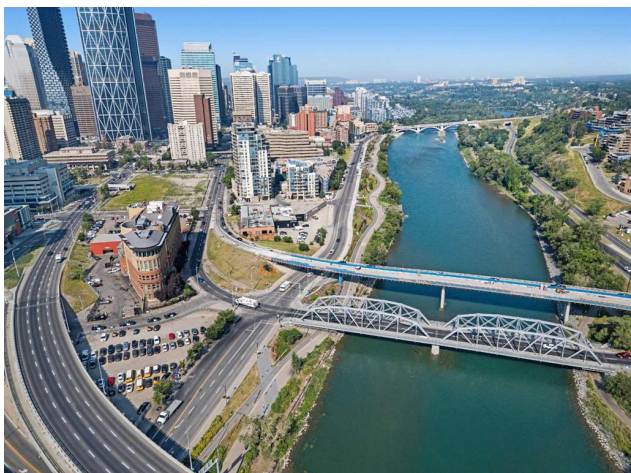
List Price: **\$379,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 25-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **790**
Low Sqft:
Ttl Sqft: **790**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

83
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Heated Garage,Stall,Tandem,Titled,Underground

Utilities and Features

Roof: **Other**
Heating: **Hot Water**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,No Animal Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	5`6" x 9`0"	4pc Ensuite bath	Main	4`11" x 8`11"
Bedroom	Main	8`11" x 12`5"	Bedroom - Primary	Main	10`2" x 16`5"

Legal/Tax/Financial

Condo Fee: **\$560**

Title: **Fee Simple**

Zoning: **CC-ET**

Fee Freq:
Monthly

Legal Desc: **1012483**

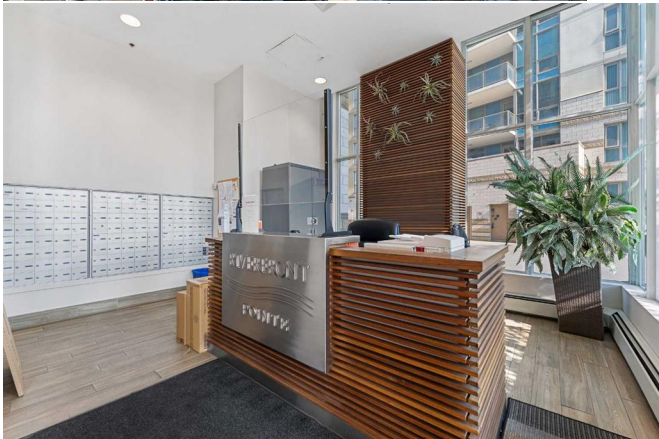
Remarks

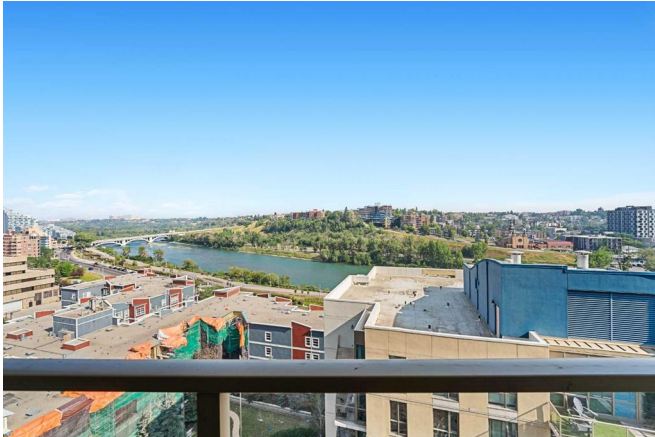
Pub Rmks: **Welcome to Riverfront Point, where this splendid 2-bedroom, 2-bathroom, 2-parking stall (tandem) condo awaits. Enjoy panoramic views of the river and the lush river valley from every window, including the balcony. The open floor plan with floor-to-ceiling windows floods the space with light, and seamlessly integrates the kitchen, dining, and living areas, creating an inviting space perfect for both entertaining and everyday living. The generously sized primary bedroom not only offers luxurious floor-to-ceiling windows with views but also serves dual purposes as a home office with its abundance of space. Convenience is at your doorstep with in-suite laundry and a rare tandem parking stall that accommodates two vehicles, making parking effortless. Situated just one block north of the Superstore and adjacent to the river, the location is unparalleled. Plus, easy access to Memorial Drive ensures a smooth commute to other parts of the city, making it ideal for those working outside the downtown core. Please contact your favourite agent for an exclusive in-person tour and don't forget to check the videos and virtual tours.**

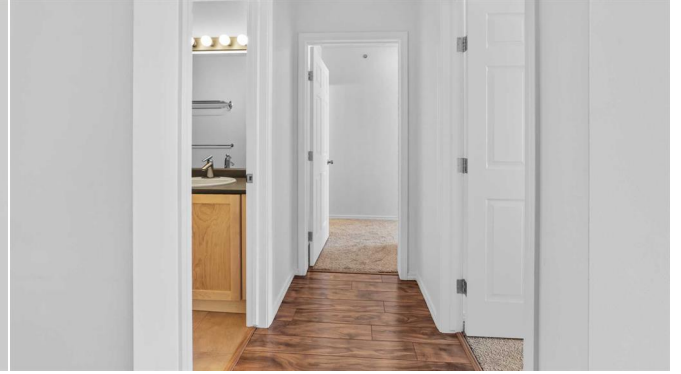
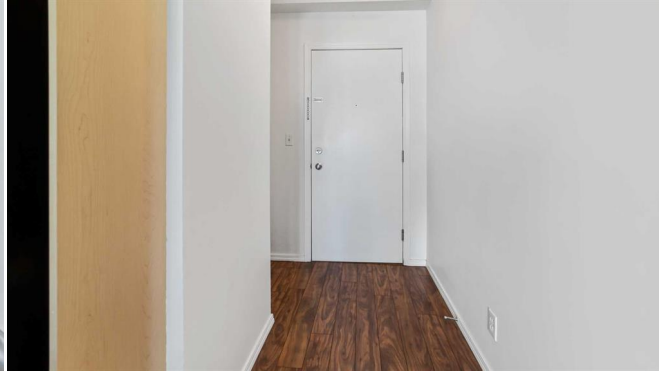
Inclusions: **N/A**
Property Listed By: **CIR Realty**

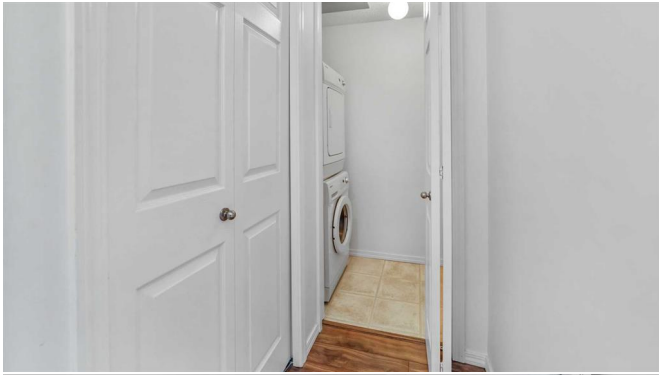
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

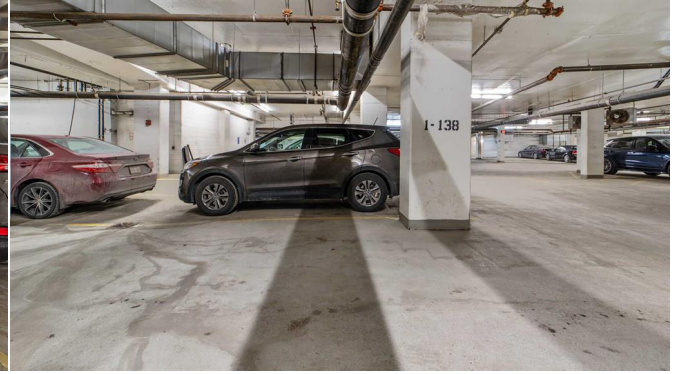
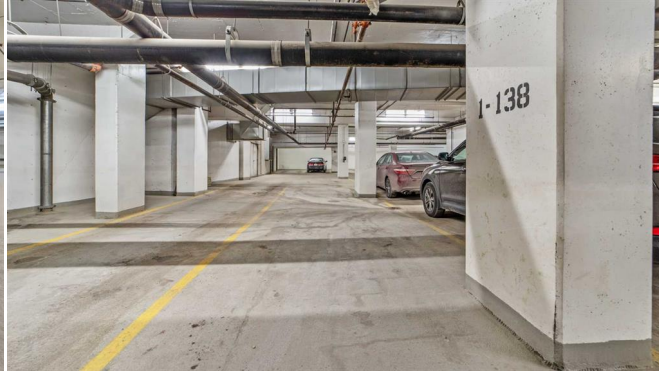
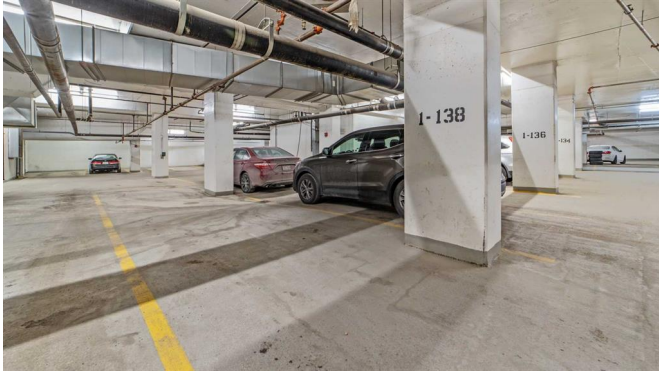
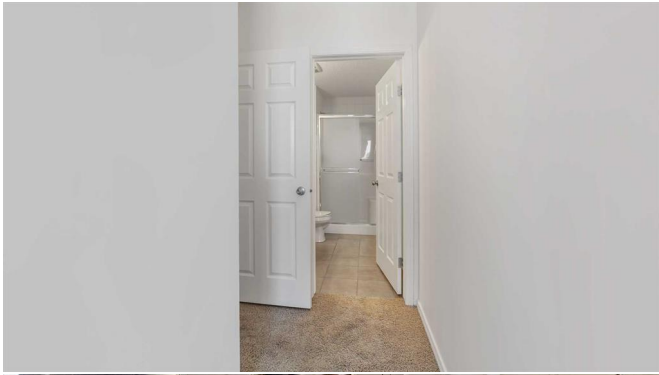












1210-325 3 St SE, Calgary, AB

Main Floor Interior Area 750.09 sq. ft.



PREPARED: 2024/07/24



While regions are excluded from total floor area in GUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.