## 325 3 Street #1407, Calgary T2G 0T9

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|---|---|---|---|---|---|---|---|
| MLS®#: | **A2162185** | Area: | **Downtown East Village** | Listing Date: | **09/02/24** | List Price: | **$380,000** |
| Status: | **Active** | County: | **Calgary** | Change: | **-$10k, 12-Sep** | Association: | **Fort McMurray** |



| General Information | | | | DOM | |
|---|---|---|---|---|---|
| Prop Type: | **Residential** | | | **16** | |
| Sub Type: | **Apartment** | | | Layout | |
| City/Town: | **Calgary** | Finished Floor Area | | Beds: | **2 (2 )** |
| Year Built: | **2010** | Abv Sqft: | **868** | Baths: | **2.0 (2 0)** |
| Lot Information | | Low Sqft: | | Style: | **Apartment** |
| Lot Sz Ar: | | Ttl Sqft: | **868** | | |
| Lot Shape: | | | | Parking | |
| | | | | Ttl Park: | **1** |
| Access: | | | | Garage Sz: | |
| Lot Feat: | | | | | |
| Park Feat: | **Underground** | | | | |

### Utilities and Features

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|---|---|---|---|
| Roof: | | Construction: | |
| Heating: | **Baseboard** | | **Brick,Concrete** |
| Sewer: | | Flooring: | |
| Ext Feat: | **Balcony** | | **Carpet,Ceramic Tile** |
| | | Water Source: | |
| | | Fnd/Bsmt: | |
| Kitchen Appl: | **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings** | | |
| Int Feat: | **Elevator** | | |
| Utilities: | | | |

### Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---|---|---|---|---|---|
| **Bedroom - Primary** | **Main** | **12`1" x 9`7"** | **4pc Ensuite bath** | **Main** | **4`11" x 8`10"** |
| **Living Room** | **Main** | **11`10" x 17`7"** | **Bedroom** | **Main** | **10`9" x 10`2"** |
| **Dining Room** | **Main** | **10`7" x 10`2"** | **4pc Bathroom** | **Main** | **8`6" x 4`11"** |
| **Laundry** | **Main** | **5`11" x 3`0"** | **Kitchen** | **Main** | **9`7" x 7`9"** |
| **Entrance** | **Main** | **13`5" x 5`3"** | **Balcony** | **Main** | **17`0" x 5`4"** |

### Legal/Tax/Financial

| | | | | | |
|---|---|---|---|---|---|
| Condo Fee: | | Title: | | Zoning: | |

| $594 | Fee Simple | CC-ET |
|---|---|---|
| | Fee Freq: | |
| | **Monthly** | |

Legal Desc:      **1012483**

Remarks

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**Pub Rmks:**      **Welcome to Riverfront Point, where this splendid 2-bedroom, 2-bathroom, 1-underground parking stall condo awaits. Perfect condo for the first-time home buyers/investors(can easily get about $2700 monthly rent). Enjoy panoramic views of the downtown 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 one vehicle, 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. 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! Please contact your favorite agent for an exclusive in-person tour and don't forget to check the pictures. Please use showing time. easy to show with short notice.**

**Inclusions:**      **This was a rental & fully furnished condo so would like to sell everything separately if you need anything.**

**Property Listed By:**      **CIR Realty**

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