

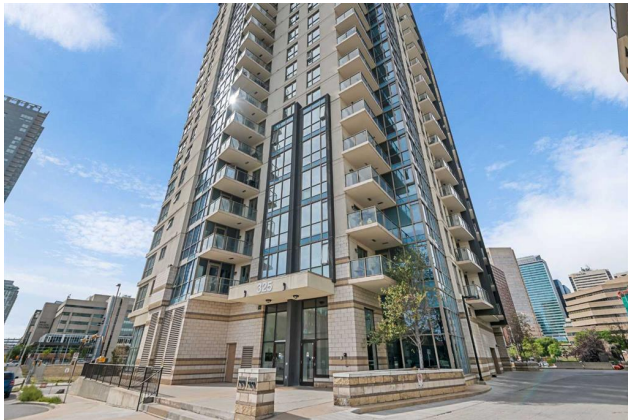


THE
A-TEAM

**RE/MAX
FIRST**

325 3 Street #1103, Calgary T2G 0T9

MLS® #: **A2162264** Area: **Downtown East Village** Listing Date: **09/03/24** List Price: **\$349,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **663**
 Low Sqft:
 Ttl Sqft: **663**

DOM

15
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz:

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

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`5" x 4`11"	Bedroom	Main	10`0" x 12`2"
Den	Main	7`11" x 9`6"	Foyer	Main	5`0" x 9`6"
Kitchen	Main	11`4" x 8`10"	Living Room	Main	15`7" x 17`2"

Legal/Tax/Financial

Condo Fee: **\$459** Title: **Fee Simple** Zoning: **CC-ET**
 Fee Freq:

Monthly

Legal Desc: **1012483**

Remarks

Pub Rmks: **LOCATION LOCATION LOCATION! East Village living awaits. Enjoy all the vibrancy downtown Calgary has to offer including some incredible views. This fantastic unit in the Riverfront Pointe building is a great opportunity whether you're an investor or first time home buyer. Fully renovated with new paint, lighting and luxury vinyl plank flooring. One TITLED parking space in the heated underground parking included. Offering a bright and open floor plan including a front den, modern kitchen, spacious bedroom, 4 pc bath and floor to ceiling windows with views of the Bow River. Enjoy convenient access to all downtown amenities including our famous +15 system, Princes Island Park and more. Don't miss out!**

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

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