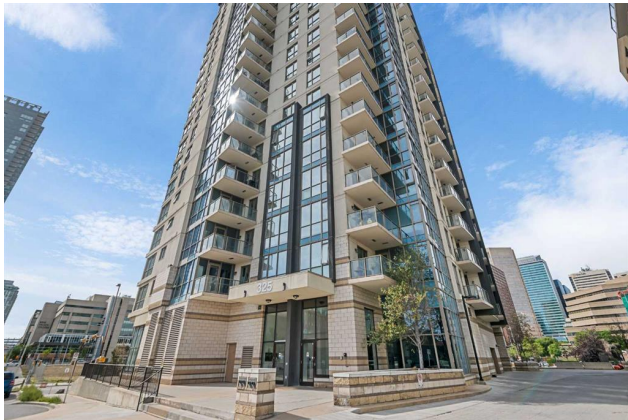


325 3 Street #1103, Calgary T2G 0T9

MLS® #: **A2162264** Area: **Downtown East Village** Listing Date: **09/03/24** List Price: **\$339,888**
 Status: **Active** County: **Calgary** Change: **-\$8k, 01-Nov** 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
80
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:

Legal Desc:

1012483

Monthly

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







