



THE A-TEAM

RE/MAX FIRST

325 3 Street #302, Calgary T2G 0S3

MLS@#: A2167111 Area: Downtown East Village Listing Date: 09/19/24 List Price: \$400,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

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

Lot Information

Lot Sz Ar: Lot Shape:

Access: Lot Feat: Park Feat:

Additional Parking, Insulated, Parkade, Side By Side, Stall, Titled, Underground

Finished Floor Area

Abv Sqft: 857 Low Sqft: Ttl Sqft: 857

DOM

0

Layout

Beds: 2 (2) Baths: 2.0 (2.0) Style: High-Rise (5+)

Parking

Ttl Park: 2 Garage Sz:

Utilities and Features

Roof: Membrane, Rubber Heating: Baseboard Sewer: Ext Feat: Balcony, Courtyard, Lighting, Private Entrance

Construction: Brick, Concrete, Stucco Flooring: Ceramic Tile, Laminate, Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings Int Feat: Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Track Lighting, Wet Bar Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Entrance, Living/Dining Room Combination, Bedroom, Laundry, and 3pc Ensuite bath.

Legal/Tax/Financial

Condo Fee:  
**\$607**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-ET**

Legal Desc: **1012483**

Remarks

Pub Rmks: **Experience the ultimate urban lifestyle at RIVERFRONT POINTE with this stunning corner unit, offering spectacular views of the Bow River and downtown skyline in the highly sought-after East Village. This trendy and vibrant community places you right in the heart of it all. Boasting nearly 900 sq. ft. of stylish living space, this bright and spacious 2-bedroom plus den, 2-full bathroom home features floor-to-ceiling windows that flood the space with natural light and provide breathtaking views of the river, parks, and city skyline from almost every room. The modern interior includes upgraded laminate vinyl plank flooring and a chef's kitchen with granite countertops, stainless steel appliances, and ample cabinet and counter space. The open layout also includes a versatile office/den, a generously sized primary bedroom with a private ensuite, a second bedroom, and the convenience of an in-suite laundry room with extra storage. Step outside onto your private covered balcony, where you can create a cozy outdoor retreat and enjoy morning coffee while soaking in the serene river views. This unit also comes with two titled underground parking stalls and guest parking, making city living even more convenient. Riverfront Pointe is a well-managed, pet-friendly building with fantastic amenities, including a gym, bike storage, 24/7 security, and affordable condo fees. Living in East Village means you'll be surrounded by picturesque pathways, trendy shops, restaurants, cultural attractions, and stunning modern architecture—all within walking distance. Simply move in and start enjoying the convenience and energy of downtown living!**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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





















