

**325 3 Street #504, Calgary T2G 0T9**

MLS® #: **A2171647** Area: **Downtown East Village** Listing Date: **10/08/24** List Price: **\$358,888**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 23-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **815**  
 Low Sqft:  
 Ttl Sqft: **815**

DOM

**44**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat:  
 Park Feat: **Heated Garage,Secured,Titled,Underground**

Utilities and Features

Roof: **Membrane** Construction:  
 Heating: **Baseboard** **Brick,Concrete,Stucco**  
 Sewer:  
 Ext Feat: **Other** Flooring: **Carpet,Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Granite Counters,High Ceilings,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7`6" x 8`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`5" x 12`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 10`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`3" x 6`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`6"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`2" x 8`6"</b>	<b>Balcony</b>	<b>Main</b>	<b>31`6" x 5`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 7`2"</b>			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$594

Fee Simple

CC-ET

Fee Freq:

Monthly

Legal Desc: 1012483

Remarks

Pub Rmks: **\*\*\*\*OPEN HOUSE SUNDAY OCTOBER 27,2024 2-4PM \*\*\*\* From this remarkable 2-bedroom End Unit in Tower A of this Riverfront building you will enjoy stunning views of the Bow River and heart of downtown Calgary. With own personal front row seats (from your balcony) you will be able to take in the Stampede Grandstand Fireworks and nightlight beauty of the city. Walking through the entry way you are greeted with floor to ceiling windows that fill the open concept Living and Dining area with an abundance of natural light. This, along with the patio doors that lead to the balcony (the largest balcony in the building aside from the penthouse) make entertaining both inside and out ideal. The kitchen includes granite countertops and Stainless-Steel Appliances allowing for easy meal preparation. Two bedrooms, a full 4 pc ensuite plus an additional 4 pc. bathroom with new granite countertops and in-suite laundry make this ideal for family, guests or roommates. New Vinyl flooring and \$3K new blinds included as well All this plus secured underground titled parking make living in the downtown core easy to manage. Condo fees are very reasonable including a Gym, Large Common Area Patio. Moving out of the comfort of this suite you will enjoy all the endless amenities Calgary's downtown Riverfront offers - pathways for strolling, biking or jogging along the beautiful Bow River, Princess Island Park, trendy restaurants, streetside coffee shops, and boutique style shops. Easy access to the Calgary Public Library, Studio Bell, China Town, and nightlife. With this amazing location this extremely desirable unit will not last long. Book your appointment today.**

Inclusions: N/A

Property Listed By: RE/MAX Real Estate (Central)

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











