



THE
A-TEAM

**RE/MAX
FIRST**

325 3 Street #1102, Calgary T2G 0T9

MLS® #: **A2173208** Area: **Downtown East Village** Listing Date: **10/16/24** List Price: **\$359,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 23-Nov** 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:

Finished Floor Area

Abv Sqft: **859**
 Low Sqft:
 Ttl Sqft: **859**

DOM

98
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**
 Int Feat:
 Utilities: **See Remarks**

Room Information

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

Legal/Tax/Financial

Condo Fee: \$594	Title: Fee Simple Fee Freq: Monthly	Zoning: CC-ET
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Legal Desc: **1012483**

Remarks

Pub Rmks: **Welcome to your dream condo in the heart of downtown! This stunning 11th-floor 2-bedroom, 2-bath, 1 den corner suite offers a luxurious urban lifestyle with spectacular, unobstructed Bow River views. Enjoy the convenience of being just two blocks from the City Hall C-Train station, with the plus 15 skywalk system starting a block away at the Harry Hayes Building. The bright, open-concept layout seamlessly connects the living, dining, and kitchen areas, perfect for relaxing or riverside strolls. Floor-to-ceiling windows flood the space with natural light, showcasing serene views of parks, the river, and downtown architecture. The modern kitchen features granite countertops, a tile backsplash, and stainless steel appliances. The primary bedroom offers a private ensuite and large windows overlooking the river, while the second bedroom is ideal for guests or a home office, with a second 4-piece bathroom nearby. Additional highlights include in-unit laundry, a storage area, and underground heated parking with bike storage. Residents enjoy keyless entry, a fitness facility, and easy access to Prince's Island Park, Eau Claire Market, bike paths, Chinatown, and nearby shops, cafes, and restaurants. This is your chance to own a slice of urban paradise—don't miss out!**

Inclusions: **N/A**
Property Listed By: **Homecare Realty Ltd.**

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







