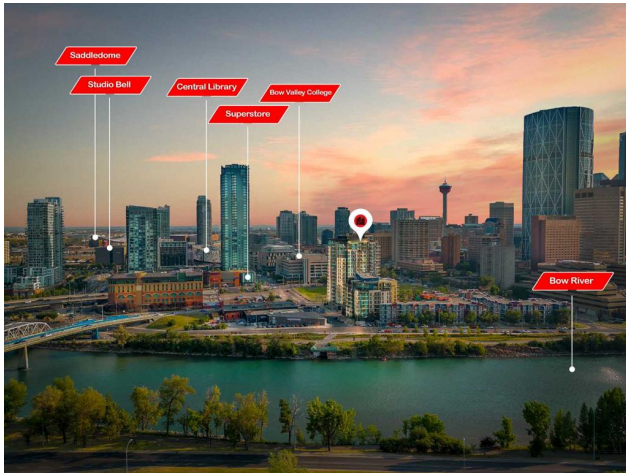


325 3 Street #1108, Calgary T2G 0T9

MLS® #: **A2177862** Area: **Downtown East Village** Listing Date: **11/06/24** List Price: **\$299,900**
 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: **549**
 Low Sqft:
 Ttl Sqft: **549**

DOM
45
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Aluminum Siding ,Concrete**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9` 8" x 9` 1"	Living Room	Main	18` 9" x 11` 4"
4pc Bathroom	Main	8` 6" x 4` 11"	Bedroom	Main	14` 1" x 11` 6"

Legal/Tax/Financial

Condo Fee: **\$391** Title: **Fee Simple** Zoning: **CC-ET**

Legal Desc: 1012483

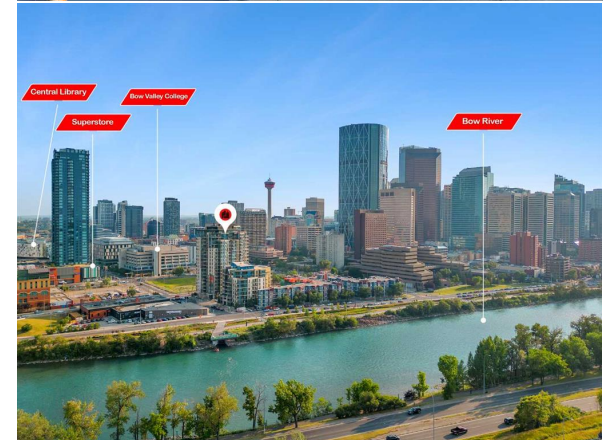
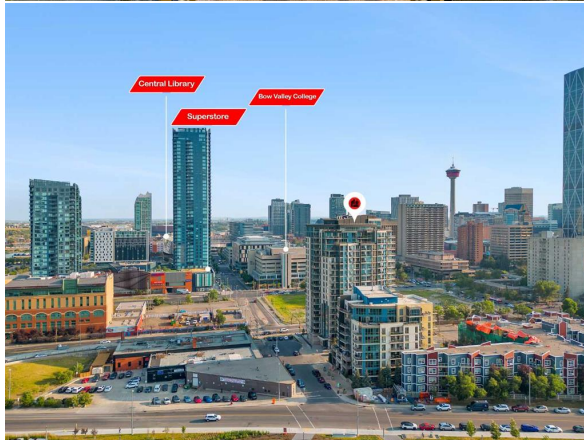
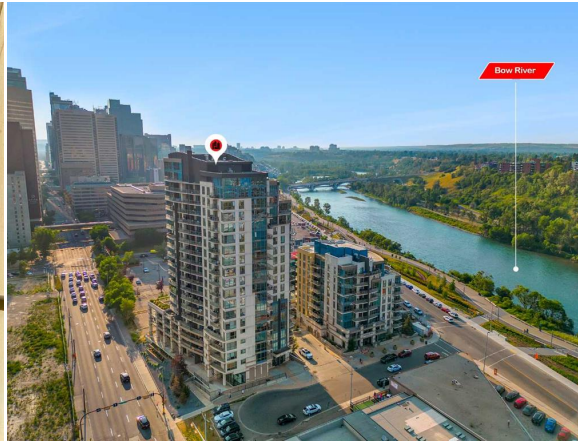
Fee Freq:
Monthly

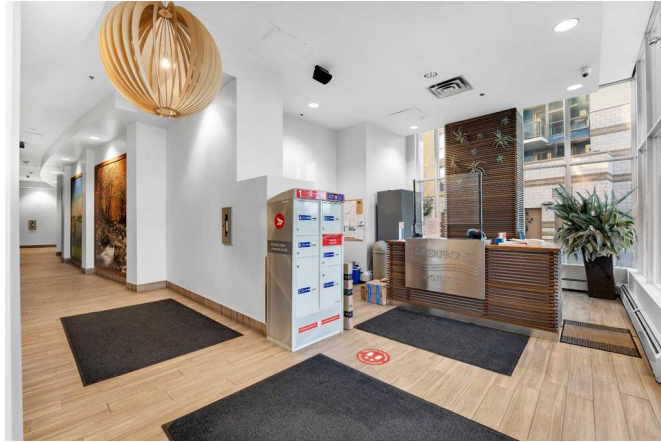
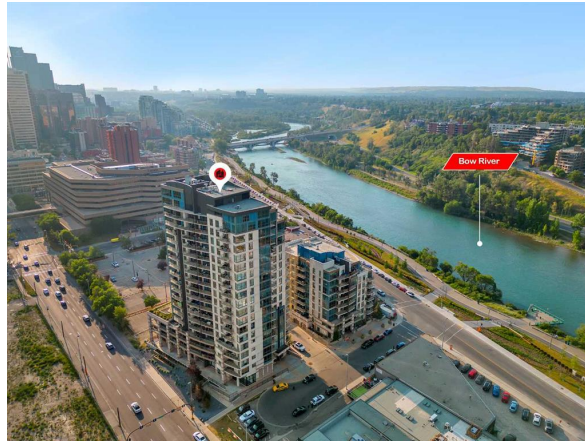
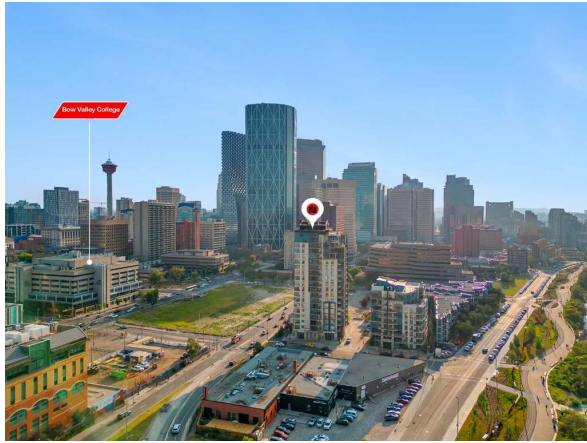
Remarks

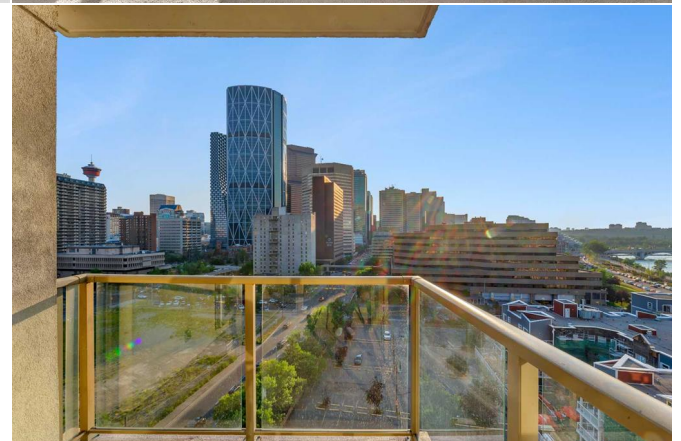
Pub Rmks: **HIGH END CONDO, CONVENIENT DOWNTOWN LOCATION, 1 BED, 1 BATH, BALCONY - GYM, HEAT AND WATER INCLUDED - ON SITE MANAGEMENT, VISITOR PARKING, CONCIERGE - This condo is perfect for a first time home buyer and includes amenities and professional management that adds to the convenience of living DOWNTOWN. This unit is located on the 11th floor overlooking the BOW RIVER and the large BALCONY is perfect for a morning cup of coffee. Entering you are met with your kitchen with all STAINLESS STEEL APPLIANCES, IN UNIT LAUNDRY and an open living space (renders shown). A 4PC ensuite bathroom with spacious bedroom and WALK IN CLOSET, complete this condo. This condo is in a solid location close to shops, walking/bike paths and includes WATER AND HEAT.**

Inclusions: N/A
Property Listed By: **Real Broker**

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







1108-325 3 St SE, Calgary, AB

Main Floor Interior Area 545.57 sq ft



PREPARED: 2024/07/27



Water regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.