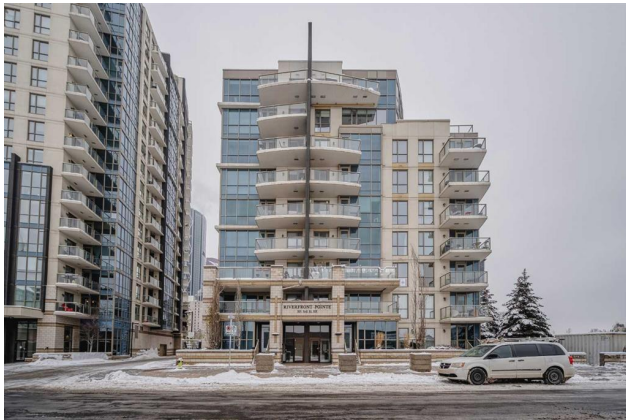


315 3 Street #402, Calgary T2G 0S3

MLS® #: **A2180895** Area: **Downtown East Village** Listing Date: **11/25/24** List Price: **\$345,000**
 Status: **Active** County: **Calgary** Change: **-\$4k, 17-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **773**
 Low Sqft:
 Ttl Sqft: **773**

DOM
57
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**
 Construction: **Brick, Concrete**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`9" x 12`5"	Kitchen	Main	8`6" x 7`5"
Dining Room	Main	7`9" x 5`6"	Bedroom - Primary	Main	10`0" x 9`9"
Bedroom	Main	11`8" x 8`11"	4pc Ensuite bath	Main	
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: **\$499** Title: **Fee Simple** Zoning: **CC-ET**

Legal Desc: 0915127

Fee Freq:
Monthly

Remarks

Pub Rmks: **AMAZING RIVER VIEW|TITLED HEATED UNDERGROUND PARKING| NEW VINYL PLANK FLOORING| ORIGINAL OWNER| Welcome to this well-kept and affordable 2 Beds 2 Baths apartment in Riverfront Pointe! With easy access in and out of downtown, walking distance to groceries store, riverside bike paths, Harry Hay's and Chinatown, this unit has a lot to offer! It features an open and bright Living room, an upgraded Kitchen with stainless-steel appliances and granite countertop, and a balcony overlooking the Bow River. The primary Bedroom equipped with an over-sized closet and a 4-piece ensuite. The second Bedroom, another 4-piece Bathrooms and the in-unit laundry closet provide additional convenience in your daily life. The building amenities include a fitness center on the main level, a party room and an outdoor courtyard. Do not miss the chance to add this great value apartment into your investment portfolio, or to own it as your sweet urban-living home!**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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





