



THE
A-TEAM

**RE/MAX
FIRST**

315 3 Street #402, Calgary T2G 0S3

MLS® #: **A2180895**

Area: **Downtown East
Village**

Listing Date: **11/25/24**

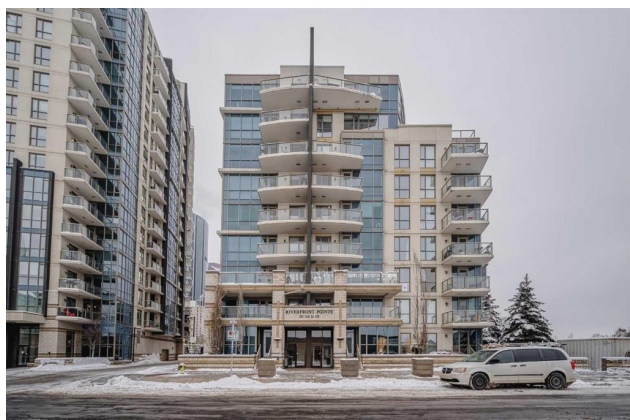
List Price: **\$349,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

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

DOM

26
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

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









