



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**315 3 Street #504, Calgary T2G 1S3**

MLS® #: **A2184946**      Area: **Downtown East Village**      Listing Date: **01/02/25**      List Price: **\$289,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 14-Jan**      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:

Access:

Lot Feat:  
 Park Feat: **Parkade,Stall,Titled**

Finished Floor Area

Abv Sqft: **695**  
 Low Sqft:  
 Ttl Sqft: **695**

DOM

**20**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`2" x 7`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`10" x 14`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 13`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`9" x 8`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 11`7"</b>	<b>Den</b>	<b>Main</b>	<b>8`3" x 8`9"</b>

Legal/Tax/Financial

Condo Fee: **\$497**      Title: **Fee Simple**      Zoning: **CC-ET**  
 Fee Freq:

Monthly

Legal Desc: 0915127

Remarks

Pub Rmks: **\*\*Downtown East Village Gem with Two Titled Parking Stalls\*\* Welcome to this spacious riverfront condo in the vibrant East Village of Calgary. Located just steps from the scenic river walk and bike pathways, this home offers unparalleled access to the best of urban living. You'll be within a short stroll of the LRT, Central Library, Prince's Island Park, Eau Claire Market, and the iconic Studio Bell National Music Centre. This bright and spacious unit features floor-to-ceiling windows, filling the space with natural light and offering views of the dynamic cityscape. The kitchen boasts granite countertops, complemented by newer flooring! The den provides the perfect setup for remote work, while the generously sized 17' x 6' balcony invites you to relax and soak in the downtown ambiance. The building has a fitness centre, party room and outdoor courtyard as well as plenty of visitor parking both paid and unpaid. Additional perks include insuite laundry, access to Riverfront Pointe's 24-hour security, fitness center, and bicycle storage. Plus, this unit comes with **\*\*two titled parking stalls\*\***, a rare and valuable find in the area. This exceptional condo is move-in ready and available for immediate possession—don't miss your chance to own a slice of East Village living with incredible value!**

Inclusions: **Green outdoor carpet on balcony**

Property Listed By: **RE/MAX First**

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

















