



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**325 3 Street #1103, Calgary T2G 0T9**

MLS®#: **A2186083**

Area: **Downtown East  
Village**

Listing Date: **01/07/25**

List Price: **\$349,885**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2010**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **663**  
Low Sqft:  
Ttl Sqft: **663**

**Parkade, Underground**

DOM

**25**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

Construction: **Brick, Concrete, Stucco**  
Flooring: **Carpet, Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`5" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 12`2"</b>
<b>Den</b>	<b>Main</b>	<b>7`11" x 9`6"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`0" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 8`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`7" x 17`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$459**

Title: **Fee Simple**  
Fee Freq:

Zoning: **CC-ET**

Monthly

Legal Desc: 1012483

Remarks

Pub Rmks: **LOCATION LOCATION LOCATION! East Village living awaits. Enjoy all the vibrancy downtown Calgary has to offer including some incredible views. This fantastic unit in the Riverfront Pointe building is a great opportunity whether you're an investor or first time home buyer. Fully renovated with new paint, lighting and luxury vinyl plank flooring. TWO TITLED parking spaces in the heated underground parking included. Offering a bright and open floor plan including a front den, modern kitchen, spacious bedroom, 4 pc bath and floor to ceiling windows with views of the Bow River. Enjoy convenient access to all downtown amenities including our famous +15 system, Princes Island Park and more. Don't miss out!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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







