



THE
A-TEAM

**RE/MAX
FIRST**

325 3 Street #1409, Calgary T2G 0T9

MLS® #: **A2190458**

Area: **Downtown East Village**

Listing Date: **01/31/25**

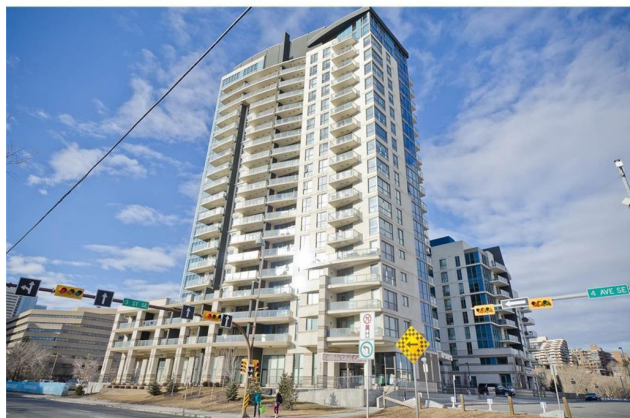
List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2010**

Finished Floor Area

Abv Sqft: **920**
Low Sqft:
Ttl Sqft: **920**

DOM

2

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

Assigned,Guest,Heated Garage,Parkade,Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Granite Counters**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------------|-------|----------------|
| 3pc Ensuite bath | Main | |
| Bedroom - Primary | Main | 11`10" x 10`4" |
| Balcony | Main | |
| Living/Dining Room Combination | Main | 19`11" x 13`1" |

| Room | Level | Dimensions |
|--------------|-------|--------------|
| 3pc Bathroom | Main | |
| Bedroom | Main | 10`8" x 9`4" |
| Kitchen | Main | 10`6" x 7`5" |

Legal/Tax/Financial

Condo Fee:
\$635

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-ET

Legal Desc: **1012483**

Remarks

Pub Rmks: **UNOBSTRUCTED RIVER VIEWS! No morning traffic to deal with. Walk to work with +15 system 1 block away at Harry Hayes Bldg or new City Hall C-train station just 3 blocks away. Spacious 2 bed/2 bath sunny NW CORNER suite. Spectacular panoramic RIVER views from spacious balcony + bright & open floor to ceiling windows. Front load stacking washer & dryer included. The bedrooms are located on opposite sides of the condo providing extra privacy; the master has its own ensuite & the 2nd full bath is conveniently next to the other bedroom. Residents of RIVERFRONT POINTE have bike storage & 4th floor fitness centre with rooftop terrace as well as onsite concierge + security. Building features modern keyless access, underground heated parking stall with your own titled stall + visitor parking, & secure bike storage. Enjoy nearby parks and walkable amenities including: Prince's Island Park, Bow River Pathways, Studio Bell, Central Library, Superstore, Winners, Bow Valley College, LRT, Olympic Plaza, Fort Calgary, Chinatown, shopping & restaurants.**

Inclusions: **N/A**
Property Listed By: **Key Realty Group Inc.**

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



