



THE
A-TEAM

**RE/MAX
FIRST**

325 3 Street #301, Calgary T2G 0T9

MLS® #: **A2200899**

Area: **Downtown East
Village**

Listing Date: **03/13/25**

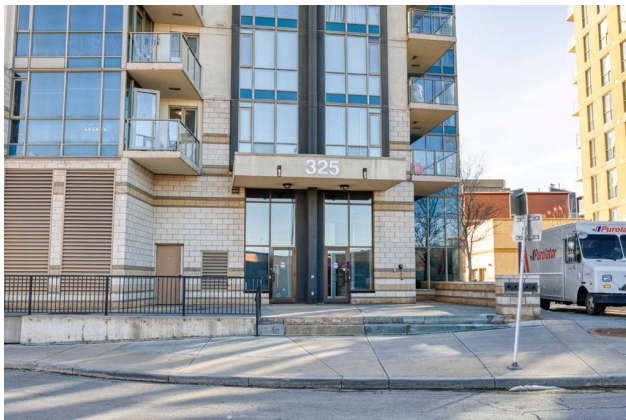
List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 23-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **753**
Low Sqft:
Ttl Sqft: **753**

DOM

42

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled, Underground**

Utilities and Features

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

Construction: **Brick, Concrete, Stucco**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room Combination	Main	16`10" x 10`2"	Kitchen	Main	9`0" x 7`10"
Bedroom - Primary	Main	11`8" x 10`0"	Bedroom	Main	10`2" x 9`3"
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	5`4" x 3`1"			

Legal/Tax/Financial

Condo Fee:
\$524

Title:
Fee Simple

Zoning:
CC-ET

Legal Desc:	1012483	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Discover modern urban living in this stunning 2-bedroom, 2-bathroom apartment in the heart of Downtown East Village! With easy access and walking distance to work, grocery stores, riverside bike paths, and Chinatown, this location offers the ultimate convenience. Enjoy a scenic walk or run by the Bow River, just steps from your door. This unit features vinyl plank flooring throughout, 9' high ceilings, and an open-concept floor plan, offering a seamless blend of style and functionality. The Kitchen boasts granite countertops, a breakfast bar, and stainless steel appliances. Designed for both style and function, the breakfast bar offers additional seating, making it a perfect spot for morning coffee or social gatherings. The spacious Living/Dining Combo offers a bright and open layout, leading to a private balcony. The Primary Bedroom features a 3-piece ensuite bath. There is a second bedroom and a full bath. An in-suite laundry room adds convenience to this well-designed space. Enjoy the benefits of underground titled parking, plus access to building amenities like a fitness center, visitor parking, and elevator access. This prime location is within walking distance to the Superstore, Olympic Plaza, the Central Library, the University of Calgary satellite campus, and Arts Commons. Close to some of the city's top attractions, including Scotiabank Saddledome, the CORE Shopping Centre, Studio Bell, and Prince's Island Park. This home offers unbeatable access to downtown amenities. Whether you're commuting, shopping, or enjoying entertainment, everything is just minutes away. Schedule a viewing today!</p>		
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

