



THE
A-TEAM

**RE/MAX
FIRST**

325 3 Street #1005, Calgary T2G 0T9

MLS® #: **A2202481**

Area: **Downtown East Village**

Listing Date: **03/14/25**

List Price: **\$299,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **551**
Low Sqft:
Ttl Sqft: **551**

DOM

23
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$386**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **CC-ET**

Legal Desc: **1012483**

Remarks

Pub Rmks: **Affordable Downtown Living! Discover this stylish newly renovated 1-bedroom, 1-bathroom condo with breathtaking city views and two titled underground parking spots. Designed with a bright and efficient open-concept layout, this unit maximizes every inch of space. The modern kitchen features Espresso cabinets and stainless steel appliances, seamlessly flowing into the living area—perfect for entertaining. The spacious primary bedroom offers an ensuite and ample storage. Leave your car parked and walk to work! Enjoy gym and nearby amenities like Prince's Island Park, Eau Claire Market, bike paths, YMCA, Fort Calgary, Chinatown, shopping, restaurants, and more. Experience affordable downtown living at its best—schedule your showing today!**

Inclusions: n/a
Property Listed By: **Homecare Realty Ltd.**

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





