

# \$419,900 - 1409, 325 3 Street Se, Calgary

MLS® #A2208244

**\$419,900**

2 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

UNOBSTRUCTED RIVER + CITY 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.

Built in 2010

## Essential Information

MLS® # A2208244

Price \$419,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	920
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1409, 325 3 Street Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0T9

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Guest, Heated Garage, Parkade, Underground
# of Garages	1

### Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	19

### Exterior

Exterior Features	None
Construction	Concrete, Stucco

### Additional Information

Date Listed	April 2nd, 2025
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Days on Market	115
Zoning	CC-ET

## **Listing Details**

Listing Office	Key Realty Group Inc.
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