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

MLS® #A2208244

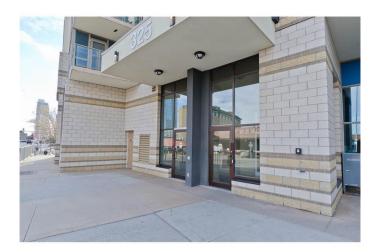
#### \$419,900

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
Туре	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

Days on Market 115 Zoning CC-ET

#### **Listing Details**

Listing Office Key Realty Group Inc.

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