

# \$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, Garage Control(s), Refrigerator, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                                             |
| Cooling           | None                                                                                                  |
| # of Stories      | 19                                                                                                    |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | None             |
| Construction      | Stucco, Concrete |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

|                |       |
|----------------|-------|
| Days on Market | 40    |
| Zoning         | CC-ET |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Key Realty Group Inc. |
|----------------|-----------------------|

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