

\$329,900 - 311, 325 3 Street Se, Calgary

MLS® #A2077880

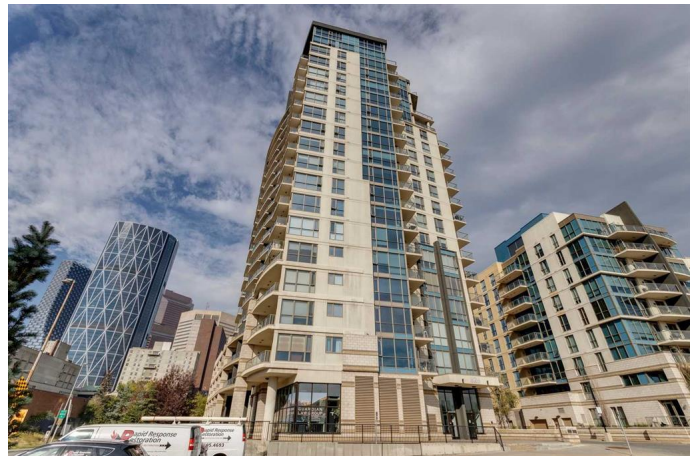
\$329,900

2 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

With over 1,040 sq. ft., this well kept 2 bedroom + a den, 2 bathroom condo in the heart of The East Village encourages a maintenance-free urban lifestyle without sacrificing space! Outdoor enthusiasts will love the River Walk right out your door plus the well-equipped fitness room to keep you active in any weather. The stunning wall of windows in the living room bathes the unit in natural light as well as leads to the spacious balcony. Barbeque or unwind on this large outdoor space with glass railings that don't obstruct the city light backdrop. Inspiring culinary creativity, the kitchen features granite countertops, stainless steel appliances and loads of cabinet and counter space. A separate dining area easily hosts large or more intimate gatherings. Off the entrance, the open and airy den provides a large space for work, study or hobbies. This ideal floor plan offers ultimate privacy with the main living spaces separating the bedrooms. Grand full-height windows adorn the primary bedroom with its own private ensuite, no need to share! The second bedroom is also a great size and handily located near the 4-piece main bathroom. Adding to your convenience is in-suite laundry. This wonderful unit is perfectly located on the north, quiet side of this well run building that is equipped with a gym, a rooftop patio, security personnel, bike storage and titled underground parking (P2-207). Outstandingly located mere moments to the river, the new Superstore as well as a variety



of other shops and great restaurants. Also within walking/biking distance is the new Calgary Public Library, Studio Bell, the bustling cultural hub and food mecca in the Simmons building, trendy Inglewood, Princeâ€™s Island Park, China Town, Eau Claire and much more! Simply an exceptional condo in an unbeatable location!

Built in 2010

Essential Information

MLS® #	A2077880
Price	\$329,900
Sold Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	311, 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, Roof Deck, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Granite Counters, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	19
Basement	None

Exterior

Exterior Features	Lighting
Lot Description	Views
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2023
Date Sold	October 28th, 2023
Days on Market	53
Zoning	CC-ET
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
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