

\$249,800 - 1408, 325 3 Street Se, Calgary

MLS® #A2090938

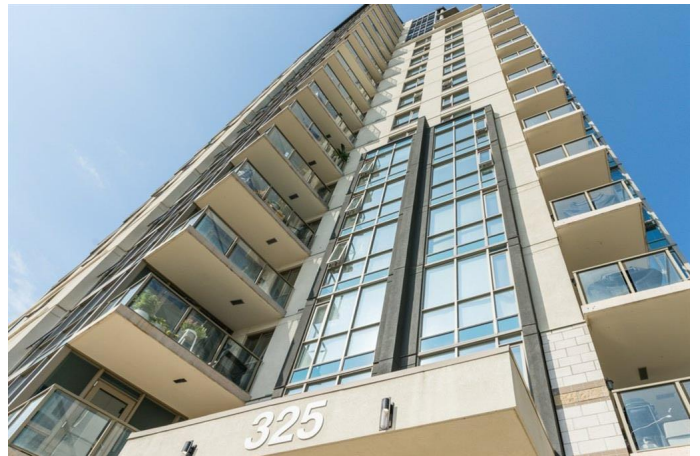
\$249,800

1 Bedroom, 1.00 Bathroom, 544 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Prepare to be captivated by this extraordinary urban sanctuary, offering AMAZING unobstructed vistas of the majestic Bow River and the dazzling downtown skyline. This one-bedroom haven boasts floor-to-ceiling windows that usher in an abundance of natural light, while a modern kitchen adorned with Espresso cabinetry and gleaming stainless steel appliances, granite countertops, and a designer tile backsplash creates an atmosphere of pure elegance. Step onto the recently installed new laminate floors in the living room, adding a touch of sophistication to this contemporary oasis. The lavish 4-piece en suite bathroom exudes a sense of luxury and convenience. The convenience of in-suite laundry and a large sunny balcony extends your living space to the outdoors. With the inclusion of an underground titled parking stall, this residence offers the option to rent it out should you not require it, presenting a fantastic investment opportunity. Whether you're embarking on your homeownership journey or expanding your real estate portfolio, this condo beckons as a wise choice. Nestled within the vibrant heart of EAST VILLAGE, you'll discover a new paradigm of urban living, granting you walkable access to public transit, an array of fabulous restaurants, renowned music venues, a world-class library, and a mere 5-minute stroll to the renowned +15 walkway system and the picturesque Bow River pathway. Elevating the experience of modern living, this condominium boasts



remarkably low monthly condo fees, a mere \$376, ensuring that your lifestyle is both luxurious and accessible. Adding to the allure of the building is a fitness facility, enabling you to maintain your well-being, and a dedicated full-time concierge service to cater to your needs. Experience a metropolitan lifestyle like never before in this breathtaking residence, where breathtaking views and city living harmoniously unite. Welcome to your new home, where the world is at your doorstep, and comfort and luxury are your constant companions.

Built in 2010

Essential Information

MLS® #	A2090938
Price	\$249,800
Sold Price	\$242,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	544
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1408, 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, Recreation Room
Parking Spaces	1
Parking	Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	25

Exterior

Exterior Features	Other, Outdoor Grill
Construction	Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 6th, 2023
Days on Market	5
Zoning	CC-ET
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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