

\$349,900 - 353, 333 Riverfront Avenue Se, Calgary

MLS® #A2109006

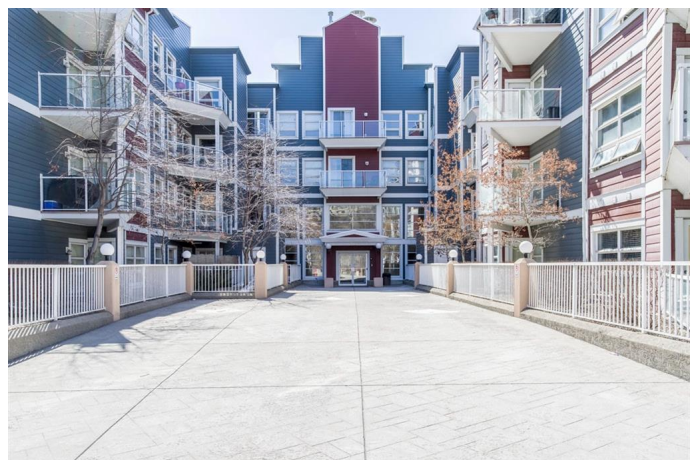
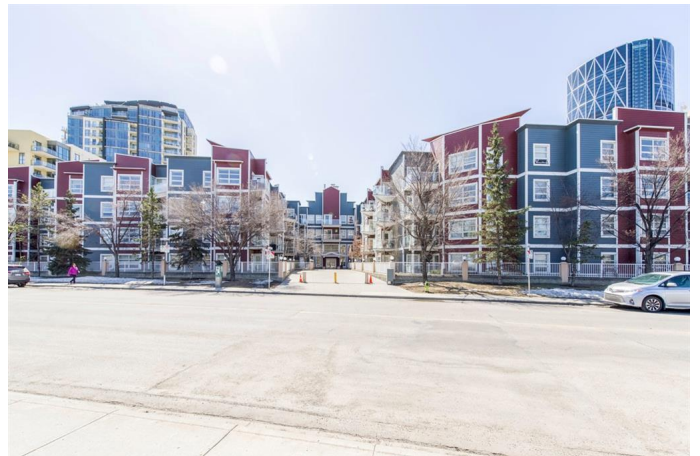
\$349,900

2 Bedroom, 2.00 Bathroom, 1,021 sqft

Residential on 1.51 Acres

Downtown East Village, Calgary, Alberta

BEAUTIFUL TO LIVE IN OR EXTREMELY EASY TO RENT. Whether looking for a home or an investment this may very well be the perfect property in the perfect location. This is one of the nicest and largest units, with one of the best river views in the complex. The location is second to none with the river pathways directly out the front door. Entering you will notice the fresh paint, new laminate floors and upgraded tile and carpet. Every bit of space has been so well thought out. The kitchen has tons of room for a large island. Here you will find high end stainless appliances, granite and plenty of cupboards. The dining room will handle a large table perfect for entertaining. If working from home this area could also be a spacious home office. The living room has a fireplace and large windows to take advantage of the beautiful river views. This is where you will enter onto your private balcony with yet more gorgeous views. The primary bedroom will handle your king size bed and there is a 4 piece ensuite and large walk-in closet. The second bedroom is also spacious and has easy access to the second full bathroom. Laundry is nicely tucked away in its own closet. There is a perfectly placed large assigned parking stall and lots of storage, there is even a place to store your bikes. This quiet private unit is a must to view in person. This is a pet friendly building (with approval) and with miles of walking paths and a dog park nearby you will enjoy hours of outdoor



entertainment. Calgary's downtown core is rejuvenating and large units with heated parking and views are becoming harder to find in this price point. The fantastic tenants have a lease until May 31st, however, they would like to stay longer if possible.

Built in 2000

Essential Information

MLS® #	A2109006
Price	\$349,900
Sold Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,021
Acres	1.51
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	353, 333 Riverfront Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5R1

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Underground

Interior

Interior Features	High Ceilings, No Smoking Home
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	4

Exterior

Exterior Features	None
Lot Description	Landscaped, Views
Roof	Rubber
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	February 22nd, 2024
Date Sold	April 13th, 2024
Days on Market	51
Zoning	CC-ET
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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