

\$319,900 - 304, 315 3 Street Se, Calgary

MLS® #A2112455

\$319,900

1 Bedroom, 1.00 Bathroom, 695 sqft

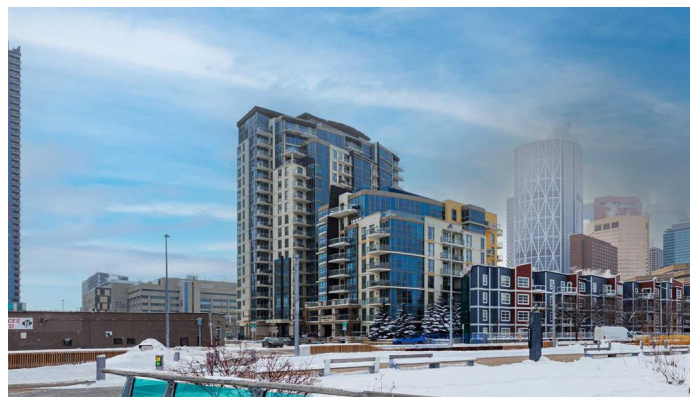
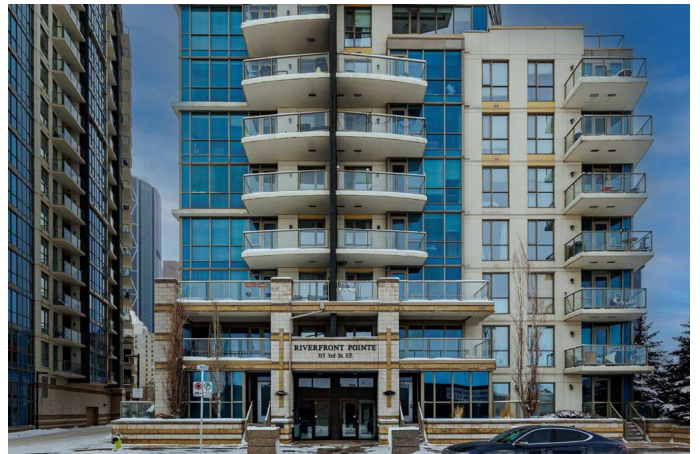
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Perched in a prime location, this one-bedroom condo epitomizes urban sophistication with a touch of tranquility, being in close proximity to the serene embrace of the river. The exterior facade of the building showcases a modern architectural design, complemented by large windows that allow natural light to flood into the living spaces. Upon entering, the condo unveils an open-concept living area, seamlessly integrating the living room, dining space, and a stylish kitchen. The wide plank luxury vinyl floors throughout exude warmth, while the neutral color palette enhances the sense of space. The living room, adorned with tasteful decor, offers a cozy retreat, perfect for relaxation or entertaining guests.

The kitchen, a focal point of the living space, boasts contemporary appliances, sleek countertops, and ample storage. It is not just a culinary workspace but a stylish area where cooking becomes an art form, with the added benefit of large windows allowing residents to enjoy the changing scenery as they prepare meals.

The bedroom, features expansive windows creating a tranquil escape for restful nights. A well-appointed bathroom adds a touch of luxury, combining functionality with modern design. A separate and private office space allows for seclusion when needed and the work from home option any day of the week! A private balcony, an exclusive outdoor extension of the living space, invites residents to savor morning coffees or evening sunsets.



Steps outside this building is an outdoor sanctuary that becomes a retreat where the soothing sounds of flowing water and the gentle breeze create a sense of calm within the bustling urban surroundings.

The condo's practical features include ample storage solutions, a dedicated laundry area, and a modern bathroom. With attention to detail evident in every corner, from contemporary fixtures to thoughtful lighting choices, this one-bedroom condo exudes a refined aesthetic.

Its proximity to the river offers the convenience of riverside walks, recreational activities, and a connection to nature within an urban setting. Perfectly blending modern living with the serenity of waterfront living, this one-bedroom condo is an invitation to embrace a lifestyle where city vibrancy and natural beauty coalesce seamlessly.

Built in 2009

Essential Information

MLS® #	A2112455
Price	\$319,900
Sold Price	\$307,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	695
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	304, 315 3 Street Se
Subdivision	Downtown East Village

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0S3

Amenities

Amenities	Elevator(s), Fitness Center, Recreation Room, Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Elevator, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	9

Exterior

Exterior Features	None
Construction	Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	April 4th, 2024
Days on Market	28
Zoning	CC-ET
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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