

\$368,500 - 1603, 325 3 Street Se, Calgary

MLS® #A2121134

\$368,500

2 Bedroom, 1.00 Bathroom, 666 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

This former Show suite is sure to impress from the moment you walk in! Floor to ceiling windows showcasing the BOW RIVER VIEWS are certain to take your breath away. Quick to see why the builder used this as their feature sales suite as the location and floor plan are hard to beat! Inside you'll find TWO BEDROOMS, large living room, open concept kitchen, dining space all with incredible space throughout. Large living room to enjoy morning coffee while catching the eastern sunrise, or an evening windows to the lights from the Reconciliation Bridge. The primary bedroom fits a king sized bed while the second room can be outfitted as a home office, or left as a bedroom for guests and/or that growing family. Spacious kitchen area features a breakfast bar with room to add a dining table. Full size in suite laundry equals no more laundromat visits for bedding. The semi private balcony area looks out over the North/East where you can watch the planes go by and see the buzz of the people walking and jogging by. Short airport drives as you're on the edge of the downtown core are sure to be an added bonus. This unit also comes with TWO SEPARATE TITLED PARKING stalls (side by each) on level one for those short carry shops. Guests coming for the weekend? The building also has secure underground visitor parking. Outside you are sure to find the best of activities for all. The Bow river path system has been expanded for nature walks, dog walks, joggers and those that want to



simply raft away. The area is getting redeveloped while maintaining character in the Historical Simmons Building. Steps to the right is a new Superstore for groceries. Outside your door is the popular Fortunas Row and Strip Joint Chicken. Blocks to the west is the soon to be revitalized Eau Claire area and Chinatown, or take the peace bridge into Kensington. Head East and find Phil and Sebastian's Coffee, Sidewalk Citizen cafe and Charbar with rooftop cocktail lounge. You are mere steps to the East Village dog park, more shops and the ever so charismatic Inglewood Breweries and restaurants. The 96 walk score here is top notch and only blocks from the soon to be New Entertainment District and Stampede! Last, but not least is the business district and its +15 bridge access. Add in Fitness room, a well managed building, 24 hr security and Weekday concierge for your comfort and security. Don't miss out on this opportunity. Call to view today!

Built in 2010

Essential Information

MLS® #	A2121134
Price	\$368,500
Sold Price	\$380,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	666
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1603, 325 3 Street Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G0T9

Amenities

Amenities	Fitness Center
Parking Spaces	2
Parking	Parkade, Secured, See Remarks, Side By Side, Underground

Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	19

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	April 9th, 2024
Date Sold	April 18th, 2024
Days on Market	9
Zoning	CC-ET
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.