

\$389,900 - 1709, 325 3 Street Se, Calgary

MLS® #A2122346

\$389,900

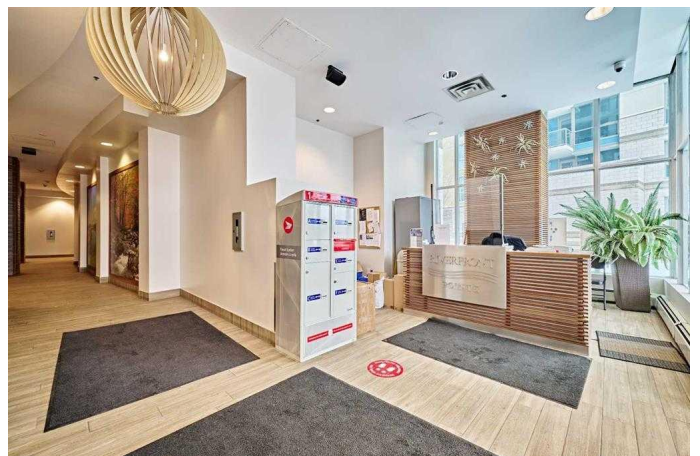
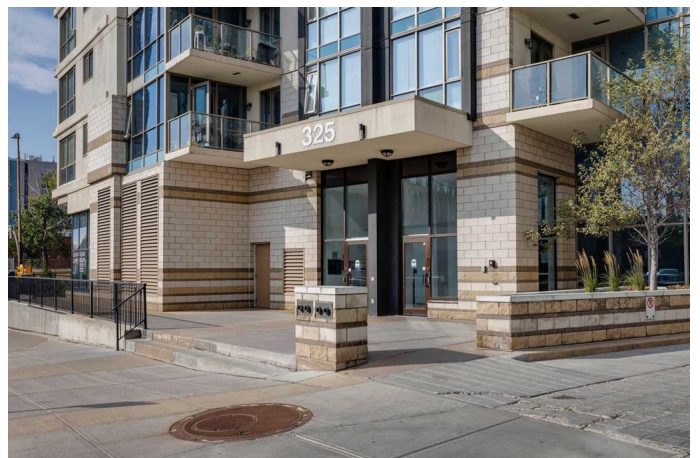
2 Bedroom, 2.00 Bathroom, 860 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

2 BEDROOMS | 2 BATHROOMS | DEN
| HUGE BALCONY | UNOBSTRUCTED
VIEWS | UNDERGROUND PARKING This
terrific 2 bedroom, 2 bathroom, plus den condo
is perfectly situated on the 17th floor &
showcases floor to ceiling windows offering
incredible views of the Bow River! The
open-concept floor plan seamlessly integrates
the living, dining, and kitchen areas, ideal for
entertaining or simply enjoying the views...if
you'd rather enjoy them in the fresh air, the
huge balcony (20' x 11") is fantastic...large
enough to create a charming outdoor living
space! The open kitchen, finished with granite
counters & stainless steel appliances also has
room to fit a moveable island.

The Master bedroom is spacious, features a
walk-in closet & a 3pc ensuite. Separated by
the central & open living areas, the second
bedroom & den area allow for a more private
work-from-home, guest and/or hobby space.
Completing this condo is the main 4pc
bathroom, in-suite laundry & entry closet. This
unit also offers a titled underground parking
stall, conveniently located on the first level,
close to both the parkade entrance & the
elevators. Other extras include a secure bike
storage room, fitness room, security &
concierge services. Nestled in the heart of
East Village, this condo is close to an endless
list of amenities...restaurants, shops &
breweries in the always vibrant Inglewood, the
pathway system along the Bow River, the East
Village dog park, and only blocks from the



soon to be new Culture & Entertainment District...anchored by the Calgary Stampede & the Calgary Flames. East Village is where Downtown meets Riverfront...community, parks, art, culture & entertainment converge! Having a walk & bike score of 96 and 90, respectively, the business district and its +15 bridge access is only mere minutes away! Enjoy your urban lifestyle today!

Built in 2010

Essential Information

MLS® #	A2122346
Price	\$389,900
Sold Price	\$410,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	860
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1709, 325 3 Street Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0S3

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Trash, Visitor Parking
Parking Spaces	1

Parking	Parkade, Underground
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Interior

Interior Features	Granite Counters
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
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Heating	Baseboard
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Cooling	ENERGY STAR Qualified Equipment
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# of Stories	19
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Exterior

Exterior Features	Balcony
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Roof	Membrane
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Construction	Brick, Concrete
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Additional Information

Date Listed	April 13th, 2024
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Date Sold	April 19th, 2024
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Days on Market	6
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Zoning	CC-ET
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HOA Fees	0.00
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Listing Details

Listing Office	eXp Realty
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