

\$350,000 - 302, 325 3 Street Se, Calgary

MLS® #A2173875

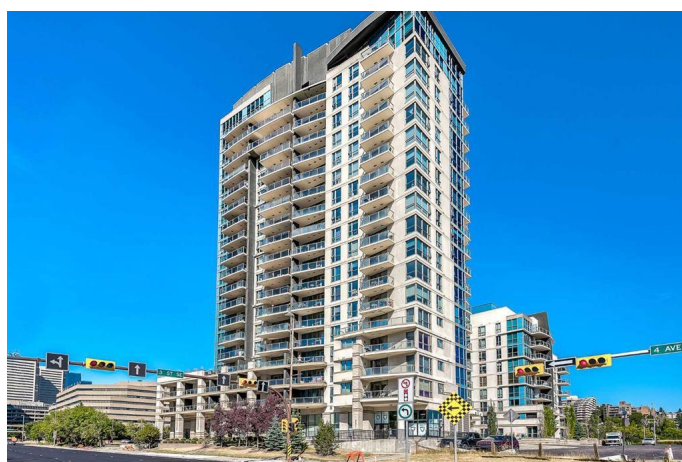
\$350,000

2 Bedroom, 2.00 Bathroom, 857 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Experience the ultimate urban lifestyle at RIVERFRONT POINTE with this stunning corner unit, offering spectacular views of the Bow River and downtown skyline in the highly sought-after East Village. This trendy and vibrant community places you right in the heart of it all. Boasting nearly 900 sq. ft. of stylish living space, this bright and spacious 2-bedroom plus den, 2-full bathroom home features floor-to-ceiling windows that flood the space with natural light and provide breathtaking views of the river, parks, and city skyline from almost every room. The modern interior includes upgraded luxury vinyl plank flooring and a chef's kitchen with granite countertops, stainless steel appliances, and ample cabinet and counter space. The open layout also includes a versatile office/den, a generously sized primary bedroom with a private ensuite, a second bedroom, and the convenience of an in-suite laundry room with extra storage. Step outside onto your private covered balcony, where you can create a cozy outdoor retreat and enjoy morning coffee while soaking in the serene river views. This unit also comes with two titled underground parking stalls and guest parking, making city living even more convenient. Riverfront Pointe is a well-managed, pet-friendly building with fantastic amenities, including a gym, bike storage, 24/7 security, and affordable condo fees. Living in East Village means you'll be surrounded by picturesque pathways, trendy shops, restaurants, cultural attractions, and



stunning modern architectureâ€”all within walking distance. Simply move in and start enjoying the convenience and energy of downtown living!

Built in 2010

Essential Information

MLS® #	A2173875
Price	\$350,000
Sold Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	857
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	302, 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, Parking, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Insulated, Parkade, Side By Side, Stall, Titled, Underground, Additional Parking

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home,
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	No Smoking Home, Track Lighting, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	20

Exterior

Exterior Features	Balcony, Courtyard, Lighting, Private Entrance
Roof	Membrane, Rubber
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2024
Date Sold	November 15th, 2024
Days on Market	28
Zoning	CC-ET
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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