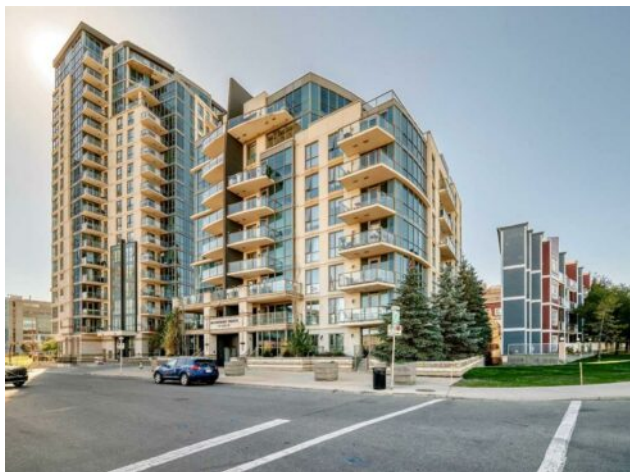


705, 315 3 Street SE  
Calgary, Alberta

MLS # A2258840



**\$305,000**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 566
LLD:	-
Zoning:	CC-ET
Utilities:	-

Inclusions: Garage door opener

Welcome to Riverfront Pointe! This bright 7th floor west corner suite offers 2 bedrooms, 2 bathrooms + a flex/office area with unobstructed views of the Bow River and Downtown skyline. The open-concept layout features granite counters, designer tile backsplash, black appliances, eating bar, laminate flooring, and floor-to-ceiling windows that flood the home with natural light. The primary bedroom includes a 4-piece ensuite, while the second bedroom and full bath add flexibility for guests or a home office. In-suite laundry adds everyday convenience. Building amenities include a fitness centre, landscaped courtyard, concierge service, keyless entry, bike storage, and a titled underground parking stall located just steps from the elevator. Enjoy the ultimate urban lifestyle—walk to the Calgary Zoo in 10 minutes, City Hall LRT in 2 blocks. Enjoy being steps away from river pathways, parks, Chinatown, Eau Claire, and the best of downtown dining and entertainment. An excellent investment opportunity—previous tenant paid \$2,500/month. Pet-friendly (with board approval).