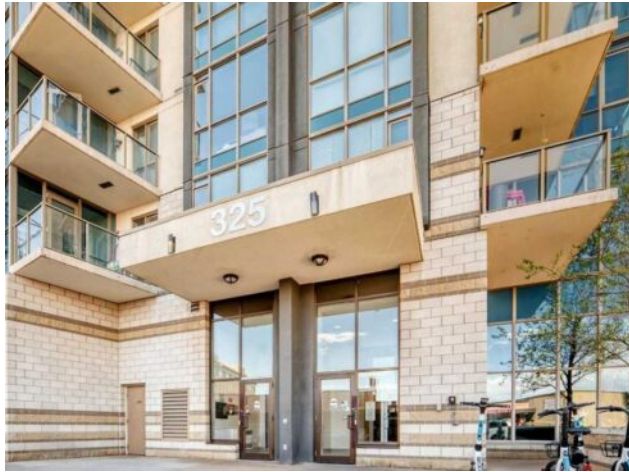


1705, 325 3 Street SE
Calgary, Alberta

MLS # A2308126



\$335,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 755 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Garage Door Opener, Heated Garage, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 541 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | CC-ET |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Quartz Counters, Track Lighting | | |

Inclusions: wall mounted tvs and free standing pantry. Shelves on walls in primary bedroom and in the bathroom.

Riverfront Pointe, built for your downtown lifestyle. Welcome to Unit 1705, a sun-soaked, south-facing 2 bed, 2 bath condo with a smart layout that keeps bedrooms separate, perfect for roommates, guests, or a home office. The open concept space features engineered hardwood floors and flows onto an expansive balcony with incredible downtown and river views, ideal for morning coffee or evening wind downs. The kitchen delivers on both style and function with stainless steel appliances and a standalone pantry for extra storage. The primary bedroom offers a large closet and private 4-piece ensuite, while the second bedroom is steps from its own 4 piece bath. You will also have underground titled parking, 24-hour security, and access to a fitness facility at 315 3rd Street SE. Live where everything happens, walk to shopping, restaurants, and the Bow River pathways, and be just minutes from East Village and the Stampede Grounds. Low maintenance, high lifestyle living, perfect for the busy professional who wants it all.