

**1409, 325 3 Street SE**  
**Calgary, Alberta**

**MLS # A2208244**



**\$419,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Guest, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Ceramic Tile, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 635

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Stucco

**Zoning:** CC-ET

**Foundation:** -

**Utilities:** -

**Features:** Granite Counters

**Inclusions:** Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

**UNOBSTRUCTED RIVER + CITY VIEWS!** No morning traffic to deal with. Walk to work with +15 system 1 block away at Harry Hayes Bldg or new City Hall C-train station just 3 blocks away. Spacious 2 bed/2 bath sunny NW CORNER suite. Spectacular panoramic RIVER views from spacious balcony + bright & open floor to ceiling windows. Front load stacking washer & dryer included. The bedrooms are located on opposite sides of the condo providing extra privacy; the master has its own ensuite & the 2nd full bath is conveniently next to the other bedroom. Residents of RIVERFRONT POINTE have bike storage & 4th floor fitness centre with rooftop terrace as well as onsite concierge + security. Building features modern keyless access, underground heated parking stall with your own titled stall + visitor parking, & secure bike storage. Enjoy nearby parks and walkable amenities including: Prince's Island Park, Bow River Pathways, Studio Bell, Central Library, Superstore, Winners, Bow Valley College, LRT, Olympic Plaza, Fort Calgary, Chinatown, shopping & restaurants.