

**504, 325 3 Street SE**  
**Calgary, Alberta**

**MLS # A2171647**



**\$358,888**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	815 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 594
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, See Remarks		

**Inclusions:** N/A

\*\*\*\*OPEN HOUSE SUNDAY OCTOBER 27,2024 2-4PM \*\*\*\* From this remarkable 2-bedroom End Unit in Tower A of this Riverfront building you will enjoy stunning views of the Bow River and heart of downtown Calgary. With own personal front row seats (from your balcony) you will be able to take in the Stampede Grandstand Fireworks and nightlight beauty of the city. Walking through the entry way you are greeted with floor to ceiling windows that fill the open concept Living and Dining area with an abundance of natural light. This, along with the patio doors that lead to the balcony (the largest balcony in the building aside from the penthouse) make entertaining both inside and out ideal. The kitchen includes granite countertops and Stainless-Steel Appliances allowing for easy meal preparation. Two bedrooms, a full 4 pc ensuite plus an additional 4 pc. bathroom with new granite countertops and in-suite laundry make this ideal for family, guests or roommates. New Vinyl flooring and \$3K new blinds included as well All this plus secured underground titled parking make living in the downtown core easy to manage. Condo fees are very reasonable including a Gym, Large Common Area Patio. Moving out of the comfort of this suite you will enjoy all the endless amenities Calgary's downtown Riverfront offers &ndash; pathways for strolling, biking or jogging along the beautiful Bow River, Princess Island Park, trendy restaurants, streetside coffee shops, and boutique style shops. Easy access to the Calgary Public Library, Studio Bell, China Town, and nightlife. With this amazing location this extremely desirable unit will not last long. Book your appointment today.