

1210, 325 3 Street SE  
Calgary, Alberta

MLS # A2224537



## \$379,000

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Downtown East Village                             |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                       |               |                   |
| <b>Size:</b>     | 790 sq.ft.  | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Stall, Tandem, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Hot Water                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Other   | <b>Condo Fee:</b> | \$ 566 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Other                        | <b>Zoning:</b>    | CC-ET  |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, No Animal Home, Open Floorplan |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to Riverfront Point, where this splendid 2-bedroom, 2-bathroom, 2-parking stall (tandem) condo awaits. Enjoy panoramic views of the river and the lush river valley from every window, including the balcony. The open floor plan with floor-to-ceiling windows floods the space with light, and seamlessly integrates the kitchen, dining, and living areas, creating an inviting space perfect for both entertaining and everyday living. The generously sized primary bedroom not only offers luxurious floor-to-ceiling windows with views but also serves dual purposes as a home office with its abundance of space. Convenience is at your doorstep with in-suite laundry and a rare tandem parking stall that accommodates two vehicles, making parking effortless. Situated just one block north of the Superstore and adjacent to the river, the location is unparalleled. Plus, easy access to Memorial Drive ensures a smooth commute to other parts of the city, making it ideal for those working outside the downtown core. Please contact your favourite agent for an exclusive in-person tour and don't forget to check the videos and virtual tours.