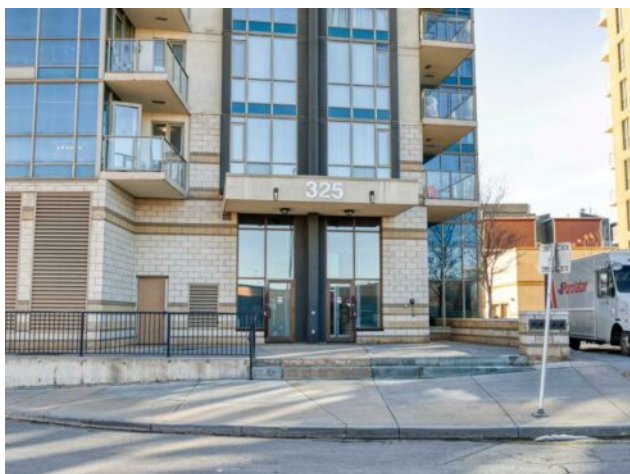


301, 325 3 Street SE  
Calgary, Alberta

MLS # A2200899



## \$315,000

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	753 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete, Stucco

**Foundation:** -

**Features:** Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 524

**LLD:** -

**Zoning:** CC-ET

**Utilities:** -

**Inclusions:** N/A

Discover modern urban living in this stunning 2-bedroom, 2-bathroom apartment in the heart of Downtown East Village! With easy access and walking distance to work, grocery stores, riverside bike paths, and Chinatown, this location offers the ultimate convenience. Enjoy a scenic walk or run by the Bow River, just steps from your door. This unit features vinyl plank flooring throughout, high ceilings, and an open-concept floor plan, offering a seamless blend of style and functionality. The Kitchen boasts granite countertops, a breakfast bar, and stainless steel appliances. Designed for both style and function, the breakfast bar offers additional seating, making it a perfect spot for morning coffee or social gatherings. The spacious Living/Dining Combo offers a bright and open layout, leading to a private balcony. The Primary Bedroom features a 3-piece ensuite bath. There is a second bedroom and a full bath. An in-suite laundry room adds convenience to this well-designed space. Enjoy the benefits of underground titled parking, plus access to building amenities like a fitness center, visitor parking, and elevator access. This prime location is within walking distance to the Superstore, Olympic Plaza, the Central Library, the University of Calgary satellite campus, and Arts Commons. Close to some of the city's top attractions, including Scotiabank Saddledome, the CORE Shopping Centre, Studio Bell, and Prince's Island Park. This home offers unbeatable access to downtown amenities. Whether you're commuting, shopping, or enjoying entertainment, everything is just minutes away. Schedule a viewing today!