

780-978-0157
jenniferstudent@me.com

504, 315 3 Street SE
Calgary, Alberta

MLS # A2184946



\$299,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	695 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 497
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Green outdoor carpet on balcony

****Downtown East Village Gem with Two Titled Parking Stalls**** Welcome to this spacious riverfront condo in the vibrant East Village of Calgary. Located just steps from the scenic river walk and bike pathways, this home offers unparalleled access to the best of urban living. You'll be within a short stroll of the LRT, Central Library, Prince's Island Park, Eau Claire Market, and the iconic Studio Bell National Music Centre. This bright and spacious unit features floor-to-ceiling windows, filling the space with natural light and offering views of the dynamic cityscape. The kitchen boasts granite countertops, complemented by newer flooring! The den provides the perfect setup for remote work, while the generously sized 17' x 6' balcony invites you to relax and soak in the downtown ambiance. The building has a fitness centre, party room and outdoor courtyard as well as plenty of visitor parking both paid and unpaid. Additional perks include insuite laundry, access to Riverfront Pointe's 24-hour security, fitness center, and bicycle storage. Plus, this unit comes with ****two titled parking stalls****, a rare and valuable find in the area. This exceptional condo is move-in ready and available for immediate possession—don’t miss your chance to own a slice of East Village living with incredible value!