

1208, 325 3 Street SE
Calgary, Alberta

MLS # A2185021



\$319,800

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	548 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 391
Basement:	-	LLD:	-
Exterior:	Concrete, Other	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

ATTENTION INVESTORS - FIRST TIME HOME BUYERS - Modern 1 Bed, 1 Bath Apartment in the Heart of Downtown Calgary. This stunning apartment offers a perfect blend of modern comfort and urban convenience. Situated on the 12th floor, the unit boasts an open-concept layout, allowing for a seamless flow between the kitchen, dining, and living areas, all while offering breathtaking views of the city skyline from the private balcony. The kitchen is equipped with sleek stainless steel appliances, granite countertops, while the upgraded carpeting throughout the unit adds a touch of luxury. The convenience of in-unit laundry and building amenities like a fitness center, bicycle storage, and elevator access ensure a hassle-free living experience. Located in one of Calgary's most desirable neighborhoods, you're steps away from top-notch restaurants, shopping, and entertainment, making this apartment an ideal choice for those seeking both style and location. Whether you're a young professional, a student, a couple starting a family or looking for a chic urban retreat, this apartment offers everything you need to enjoy the vibrant downtown lifestyle.