

# \$419,900 - 1409, 325 3 Street Se, Calgary

MLS® #A2208244

**\$419,900**

2 Bedroom, 2.00 Bathroom, 920 sqft  
Residential on 0.00 Acres

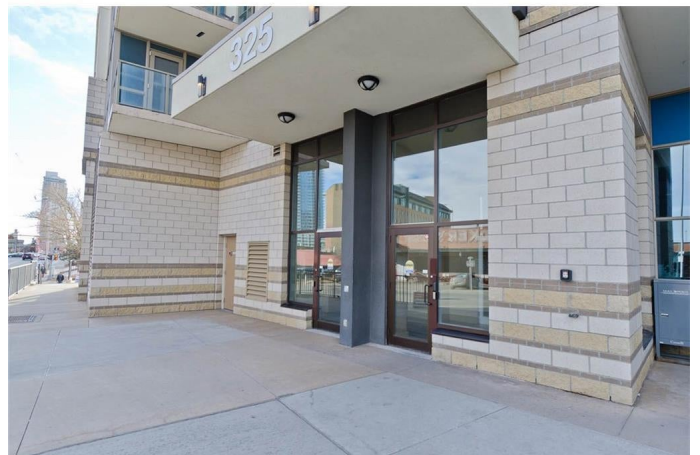
Downtown East Village, Calgary, Alberta

**UNOBSTRUCTED RIVER + CITY VIEWS!** No morning traffic to deal with. Walk to work with +15 system 1 block away at Harry Hayes Bldg or new City Hall C-train station just 3 blocks away. Spacious 2 bed/2 bath sunny NW CORNER suite. Spectacular panoramic RIVER views from spacious balcony + bright & open floor to ceiling windows. Front load stacking washer & dryer included. The bedrooms are located on opposite sides of the condo providing extra privacy; the master has its own ensuite & the 2nd full bath is conveniently next to the other bedroom. Residents of RIVERFRONT POINTE have bike storage & 4th floor fitness centre with rooftop terrace as well as onsite concierge + security. Building features modern keyless access, underground heated parking stall with your own titled stall + visitor parking, & secure bike storage. Enjoy nearby parks and walkable amenities including: Prince's Island Park, Bow River Pathways, Studio Bell, Central Library, Superstore, Winners, Bow Valley College, LRT, Olympic Plaza, Fort Calgary, Chinatown, shopping & restaurants.

Built in 2010

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2208244  |
| Price    | \$419,900 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 920               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1409, 325 3 Street Se |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 0T9               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Assigned, Guest, Heated Garage, Parkade, Underground   |
| # of Garages   | 1  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters  |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 19  |

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior Features | None             |
| Construction      | Stucco, Concrete |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

Days on Market 13  
Zoning CC-ET

### **Listing Details**

Listing Office Key Realty Group Inc.

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