

# \$334,000 - 204, 3 325 Street Se, Calgary

MLS® #A2256179

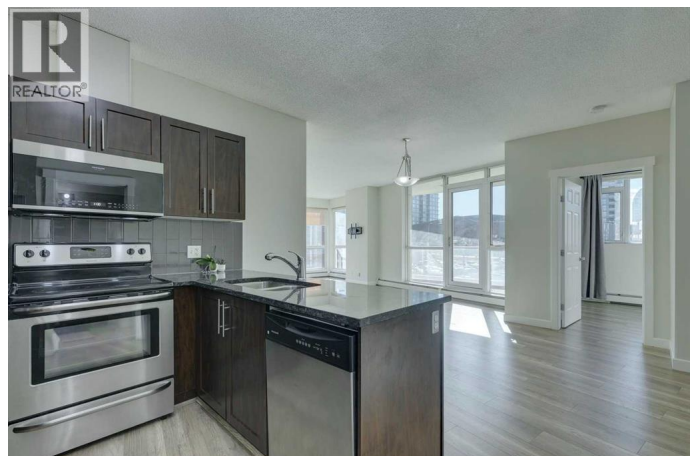
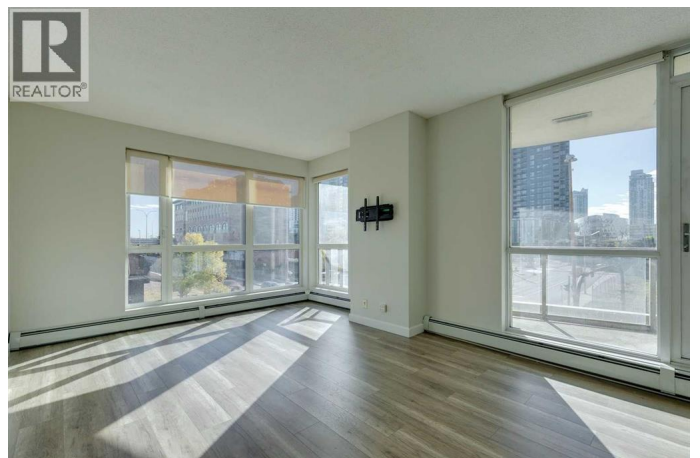
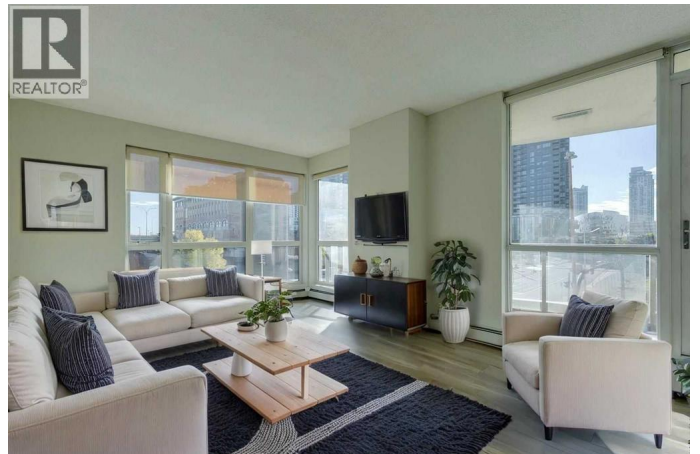
**\$334,000**

2 Bedroom, 2.00 Bathroom, 916 sqft

Single Family on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to a fantastic 2-bed, 2-bath + Den at Riverfront Pointe that actually gets how you want to live. Located in the vibrant East Village, this unit is all about space, smart design, and spontaneous adventure. With over 900 SF, this isn't your average condo box. The bedrooms are placed on opposite sides of the unit—perfect for actual privacy, whether you have a roommate, a partner, or just like your quiet space. Plus, you get an additional area that's ready to handle your home office, Peloton, or whatever passion project you're currently obsessed with. The entire unit features newer laminate flooring with NO carpet for a modern look and easy cleaning. The central kitchen with its granite counters and updated appliances is perfectly set up for that quick bite before you hit the river path or hosting friends before going to the flames game or a concert. 9' ceilings and more windows than walls in the living room keep things bright and open. Step outside and you're instantly connected to the Bow River pathways, Studio Bell, the Central Library, and all the best spots in East Village. Don't forget about the Saddledome and the NEW arena and entertainment district that is already underway. C train, Art Commons, Prince's Island and so many other places to mention, means you can walk almost everywhere, but don't worry about your car feeling neglected. This unit comes with TWO titled parking spots that are secure and heated. You've also got a gym, concierge and 24hr security. Combine all



this with immediate possession available, this unit is easy to show and ready to go! (id:6289)

Built in 2010

### Essential Information

Listing #	A2256179
Price	\$334,000
Bedrooms	2
Bathrooms	2.00
Square Footage	916
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	204, 3 325 Street Se
Subdivision	Downtown East Village
City	Calgary
Province	Alberta
Postal Code	T2G0T9

### Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre
Features	Parking
Parking Spaces	2
Parking	Covered, See Remarks, Underground

### Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
# of Stories	20

### Exterior

Exterior	Brick, Concrete
Construction	Poured concrete

## Listing Details

Listing Office

Real Broker



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