# \$399,900 - 909, 325 3 Street Se, Calgary

MLS® #A2263716

# \$399,900

2 Bedroom, 2.00 Bathroom, 883 sqft Single Family on 0.00 Acres

Downtown East Village, Calgary, Alberta

VIEWS, VIEWS, and VIEWS. Experience the ever-changing views north and northwest to the Bow River, and west to the downtown core and Calgary Tower. This TWO-BEDROOM, TWO-BATHROOM CORNER unit with a DEN and a BIG PRIVATE BALCONY is the largest on the floor, according to the official Condominium Plan prepared by an Alberta Land Surveyor. Inside, you'll find an **EXTENSIVE RENOVATION with LAMINATE** flooring throughout the main living areas and bedrooms, perfectly complementing the FLOOR-TO-CEILING windows that showcase stunning views. The kitchen, with its tied floor, is the ideal size, featuring GRANITE countertops, a tile backsplash, and STAINLESS-STEEL appliances. This unit has been OWNER-OCCUPIED and meticulously maintained with EXCEPTIONAL CARE!Here, you are close to everything the East Village has to offerâ€"riverfront paths for walking and biking, paddle boarding on the river; restaurants; nightlife; Prince's Island Park; the public library; and art centersâ€"all within walking distance. Superstore is conveniently located just two blocks from the building and the LRT station is just three blocks away!Riverfront Pointe offers a full gym, an amenities room, and an outdoor patio, along with onsite security, bicycle storage, and secure heated underground parking including visitor parking. The TITLED parking stall is conveniently located near the elevator, and a second stall is available for rent or purchase.







Onsite, a small garden area adds to the welcoming ambiance of the complex. This is a fantastic propertyâ€"make it your home! (id:6289)

Built in 2010

## **Essential Information**

Listing # A2263716 Price \$399,900

Bedrooms 2
Bathrooms 2.00
Square Footage 883
Acres 0.00
Year Built 2010

Type Single Family

Sub-Type Condominium/Strata

# **Community Information**

Address 909, 325 3 Street Se Subdivision Downtown East Village

City Calgary
Province Alberta
Postal Code T2G0T9

#### **Amenities**

Amenities Park, Shopping, Exercise Centre, Recreation Centre

Features Cul-de-sac, No Animal Home, No Smoking Home, Parking

Parking Spaces 1

Parking Garage, Heated Garage, Underground, Visitor Parking

# of Garages 1

View View Is Waterfront Yes

Waterfront Waterfront on river

### Interior

Appliances Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo,

Window Coverings, Washer/Dryer Stack-Up

Heating Baseboard heaters

Cooling None # of Stories 19

## **Exterior**

Exterior Concrete

Construction Poured concrete
Foundation Poured Concrete

# **Listing Details**

Listing Office CIR Realty





The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 1st, 2025 at 3:16pm PDT