

# \$325,000 - 509, 315 3 Street Se, Calgary

MLS® #A2266168

**\$325,000**

2 Bedroom, 2.00 Bathroom, 721 sqft

Single Family on 0.00 Acres

Downtown East Village, Calgary, Alberta

RIVERFRONT VIEWS | NEW VINYL FLOORING | 2 BED 2 BATH | Welcome to Riverfront Pointe, where urban living meets serene riverfront views. This stunning 2 bedroom, 2 bathroom condo offers unobstructed panoramas of the Bow River and pathway system from a spacious private balcony—perfect for morning coffee or evening relaxation. Inside, the open-concept layout has been recently upgraded with new vinyl flooring throughout, providing a fresh, modern feel. The well-designed kitchen features granite counters, stainless steel appliances, and a large eating bar. The bright living and dining areas are framed by floor-to-ceiling windows, filling the home with natural light and dramatically highlighting the remarkable view. The primary bedroom includes a 4-piece ensuite, while the second bedroom and full bath provide flexibility for guests or a home office. In-suite laundry and a custom entertainment unit add everyday convenience. Riverfront Pointe residents enjoy premium amenities including a fully equipped fitness facility, outdoor patio, full-time concierge, and secured underground parking. Nestled in the heart of East Village, this home is steps to river pathways, parks, Chinatown, Eau Claire, and downtown's best dining and entertainment. Pet-friendly (with board approval), this residence combines location, lifestyle, and value in one of Calgary's most vibrant communities. Book your private showing today! (id:6289)



Built in 2009

## Essential Information

|                |                    |
|----------------|--------------------|
| Listing #      | A2266168           |
| Price          | \$325,000          |
| Bedrooms       | 2                  |
| Bathrooms      | 2.00               |
| Square Footage | 721                |
| Acres          | 0.00               |
| Year Built     | 2009               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 509, 315 3 Street Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G0S3                |

## Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Park, Playground, Shopping, Exercise Centre |
| Features       | Parking                                     |
| Parking Spaces | 1                                           |
| Parking        | Underground                                 |

## Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer/Dryer Stack-Up |
| Heating      | Baseboard heaters                                                                  |
| Cooling      | None                                                                               |
| # of Stories | 7                                                                                  |

## Exterior

|              |                 |
|--------------|-----------------|
| Exterior     | Concrete        |
| Construction | Poured concrete |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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