

704, 325 3 Street SE
Calgary, Alberta

MLS # A2178080



\$350,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	879 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 594
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-ET
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

This stunning 2-bedroom, 2-bathroom CORNER unit offers not just incredible river views, but also unmatched value. Whether you're an investor looking for a solid rental opportunity or a first-time homebuyer ready to step into homeownership, this condo is the perfect choice. Designed with privacy and functionality in mind, the spacious bedrooms are located on opposite ends of the unit, providing an ideal layout for roommates, guests, or family members. Each bedroom feels like its own retreat, offering comfort and personal space. The open-concept living area is bathed in natural light thanks to its EAST and SOUTH-facing exposure, creating a bright, welcoming atmosphere. The living space seamlessly connects to a modern kitchen with sleek finishes, ample cabinetry, and plenty of counter space. It's perfect for those who love to entertain or simply enjoy cooking at home while gazing out at the beautiful Bow River views. Beyond the condo itself, this unit is located in one of Calgary's most PRIME locations. Steps from vibrant shops, trendy restaurants, and cozy cafes, you'll have everything you need right at your doorstep. Plus, nature lovers and outdoor enthusiasts will love the close proximity to the Bow River pathway system, offering endless opportunities for biking, jogging, and scenic strolls along the river. Other features include in-suite laundry for added convenience and secure UNDERGROUND PARKING to make city living stress-free. This well maintained building is ideally suited for professionals, couples, or anyone looking for a mix of modern convenience and riverside tranquility. Whether you're spending your days exploring the bustling downtown or enjoying the peaceful serenity of riverfront sunsets, this condo offers the best of both worlds. Don't miss out on this fantastic opportunity—schedule your viewing today and experience

the exceptional lifestyle this condo has to offer!