



## 315 3 Street Calgary Alberta

\$475,000

Stunning views of BOW RIVER, BRIDGE & EAST VILLAGE from this bright and spacious 7th floor, 2 bedroom, 2 bath + flex work space SE corner suite. Walk to work with +15 system only 1 block away. City Hall LRT is only 2 blocks away! Quartz Kitchen counters with undermount sink, single lever faucet, designer tile backsplash plus black fridge, electric stove & dishwasher. Enjoy a deep 5' soaker tub with tile surround and floors in bathrooms. Open floor to ceiling windows in the living room make the suite very bright. Functional laminate flooring in living, dining & bedrooms plus pre-finished wire shelving in all closets. Stacking front load washer & dryer included. Enjoy the Riverwalk & nearby outdoor amenities including: Superstore (1 block), Shoppers Drug Mart, Public Library, Prince's Island Park, Eau Claire Market, bike paths, YWCA, Fort Calgary, Chinatown, shopping & restaurants. Modern keyless access, underground heated titled two parking stalls & secure bike storage. Building has an exercise room and courtyard. Great value on the east side of downtown. (id:6769)

Living room 16.20 M x 9.80 M

Kitchen 9.80 M x 8.11 M

Bedroom 12.80 M x 9.00 M

Primary Bedroom 11.80 M x 10.40 M

Other 7.80 M x 6.00 M

4pc Bathroom 9.00 M x 4.11 M

4pc Bathroom 8.11 M x 6.90 M

Other 14.40 M x 5.10 M

Listing Presented By:



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