



# 325 3 Street Calgary Alberta

\$389,900

Welcome to this NEWLY RENOVATED gorgeous river and hills view 2 Bedroom, 2 Bathroom corner condominium with 2 titled, conveniently located close to the elevator, U/G Parking Stalls in Riverfront Pointe. This great location high rise building on site concierge/security, a Fitness Center, Bike Room and plenty of Visitor Parking. Perfect condo for the first-time home buyers/investors (unit can be easily rented out). Enjoy panoramic views of the Bow River and the Valley, as well as Princess Island Park and scenic views from every window, including the large balcony. The open floorplan with floor-to-ceiling windows floods the space with light, and effortlessly integrates the kitchen, dining and living areas, creating an inviting space perfect for both entertaining and everyday living. The generously sized primary bedroom offers luxurious floor-to-ceiling windows with views and also 3-piece ensuite bathroom. Additional bedroom can be an office. Convenience with in-suite laundry and additional den/library space, PLUS a rare tandem parking stall that accommodates 2 (two) cars and is located very conveniently in front of a door to the elevators on level 2 (#2-244) of an underground parking. If working in downtown, you can rent one of parking space and walk to office. Situated just one block from the Superstore and Winners, and adjacent to the river, the location is unparalleled. Plus, easy access to Memorial Drive ensures a smooth commute to other parts of the city, Located just steps away from the serene Princess Island Park on Bow River, Superstore, Chinatown, Bow Valley College, Studio Bell, Village Ice Cream, EV Dog Park and the Stampede Grounds, your new home offers easy access to picturesque walking and biking paths. Whether you're an outdoor enthusiast or just love a leisurely stroll, you'll appreciate the natural beauty right at your doorstep. And when it's time to...

Kitchen 8.92 Ft x 7.67 Ft  
 Dining room 7.92 Ft x 5.33 Ft  
 Living room 13.17 Ft x 10.33 Ft  
 Den 5.92 Ft x 5.92 Ft  
 Primary Bedroom 11.25 Ft x 10.92 Ft

Bedroom 10.25 Ft x 9.58 Ft  
 3pc Bathroom 7.92 Ft x 7.33 Ft  
 4pc Bathroom 8.50 Ft x 4.92 Ft  
 Laundry room 4.67 Ft x 4.33 Ft  
 Other 11.92 Ft x 6.33 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

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**RE/MAX REAL ESTATE  
(CENTRAL)**

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