



## 315 3 Street Calgary Alberta

\$329,000

Prepare to be captivated by this extraordinary 2-bedroom, 2-bathroom unit in Riverfront Pointe, where unique layout, prime location, and one-of-a-kind features combine to create a truly remarkable living experience. From the moment you step inside, you'll be greeted by a spacious entry that rivals those found in much larger homes, adding a touch of grandeur and practicality to your daily life. Enjoy the luxury of this large foyer that's perfect for welcoming guests and eliminating the clutter of shoes, groceries, or luggage from your main living area. Say goodbye to noisy laundry interruptions, as your in-suite washer dryer is discreetly tucked away here as well! Step through into the kitchen which boasts upgraded granite countertops, stainless steel appliances, and ample storage within chic cabinets. The open layout of the living area offers floor-to-ceiling windows that flood the space with natural light, creating an ideal setting for family time or hosting memorable cocktail parties. Step out onto your massive balcony with mesmerizing river pathway views, and let your imagination run wild with possibilities for this epic outdoor space. A well-lit primary bedroom provides ample space for your bedroom set, while the 4-piece ensuite bath with granite counters ensures your daily routines are a breeze. Located on the opposite side of the living space, the second bedroom offers fantastic privacy for you, your children, or guests. Completing this remarkable home is another 4-piece bath accessible from the main living area. Your unit includes one titled stall in the heated underground parking, taking the sting out of those cold winter mornings. Benefit from the full-time concierge, who will gladly accept your deliveries and assist with day-to-day tasks. The newly renovated fitness area on the main floor is perfect for your daily workouts and stay tuned for the upcom...

Kitchen 8.83 Ft x 7.92 Ft

Dining room 13.25 Ft x 8.50 Ft

Living room 14.92 Ft x 10.17 Ft

Laundry room 3.17 Ft x 3.00 Ft

Other 27.25 Ft x 8.25 Ft

Foyer 13.42 Ft x 7.75 Ft

Primary Bedroom 11.33 Ft x 10.33 Ft

Bedroom 12.50 Ft x 9.00 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



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