



315 3 Street Calgary Alberta

\$309,900

Tremendous Offering!!! ** QUICK POSSESSION ** Wonderful south facing 4th floor apartment with private court yard views and a covered balcony! Move in READY! ** Concrete building + 1 bedroom + Den + Great room + 110 SF Balcony + One titled underground parking stall ** Featuring upgrades such as white painted trims and doors, No carpet - Laminate floors throughout, appliances, in suite storage, in suite laundry & Granite counter tops. The floor plan features an open design with a full kitchen & dining room combo, great room with a patio door to the covered deck (BBQ time!!), front foyer, private office/den and a full 4 piece bathroom. Great kitchen layout with efficient use of cabinets, counter space, modern cabinets doors & pulls, lights and under mount stainless steel sink. The primary bedroom is large and has a full closet with organizers and south facing court yard window. Great location close to the Bow River pathway, Bike routes, transit, LRT, work, shopping, downtown, pubs and restaurants, Prince's Island Park & schools and churches! You must put this home onto your 'Must See List! (id:6769)

Living room 4.19 M x 4.19 M

Kitchen 2.54 M x 2.31 M

Dining room 2.74 M x 2.59 M

Primary Bedroom 3.51 M x 3.12 M

4pc Bathroom .00 M x .00 M

Foyer 1.30 M x 1.30 M

Den 2.69 M x 2.54 M

Laundry room 1.98 M x 1.12 M

Listing Presented By:



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