



## 315 3 Street Calgary Alberta

\$340,000

Welcome to Riverfront Pointe, where urban living meets serene riverfront views. This 2 bedroom, 2 bathroom condo offers unobstructed panoramas of the Bow River and pathway system from a spacious private balcony- perfect for morning coffee or evening relaxation. Inside, the open-concept layout features a well-designed kitchen with granite counters, stainless steel appliances, and a large eating bar. The bright living and dining areas are framed by floor-to-ceiling windows, filling the home with natural light and highlighting the remarkable view. The primary bedroom includes a 4-piece ensuite, while the second bedroom and full bath provide flexibility for guests or a home office. In-suite laundry and a custom entertainment unit add everyday convenience. Riverfront Pointe residents enjoy premium amenities including a fully equipped fitness facility, outdoor patio, full-time concierge, and secured underground parking. Nestled in East Village, this home is steps to river pathways, parks, Chinatown, Eau Claire, and downtown's best dining and entertainment. Pet-friendly (with board approval), this residence combines location, lifestyle, and value in one of Calgary's most vibrant communities. Book your private showing today! (id:6769)

Kitchen 7.83 Ft x 8.08 Ft

Living room 10.83 Ft x 16.08 Ft

Bedroom 9.08 Ft x 11.33 Ft

Primary Bedroom 12.17 Ft x 13.17 Ft

4pc Bathroom 4.67 Ft x 8.42 Ft

4pc Bathroom 4.58 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca