



315 3 Street Calgary Alberta

\$305,000

Welcome to Riverfront Pointe! This bright 7th floor west corner suite offers 2 bedrooms, 2 bathrooms + a flex/office area with unobstructed views of the Bow River and Downtown skyline. The open-concept layout features granite counters, designer tile backsplash, black appliances, eating bar, laminate flooring, and floor-to-ceiling windows that flood the home with natural light. The primary bedroom includes a 4-piece ensuite, while the second bedroom and full bath add flexibility for guests or a home office. In-suite laundry adds everyday convenience. Building amenities include a fitness centre, landscaped courtyard, concierge service, keyless entry, bike storage, and a titled underground parking stall located just steps from the elevator. Enjoy the ultimate urban lifestyle--walk to the Calgary Zoo in 10 minutes, City Hall LRT in 2 blocks. Enjoy being steps away from river pathways, parks, Chinatown, Eau Claire, and the best of downtown dining and entertainment. An excellent investment opportunity--previous tenant paid \$2,500/month. Pet-friendly (with board approval). (id:6769)

Primary Bedroom 10.58 Ft x 10.08 Ft

4pc Bathroom 8.83 Ft x 5.58 Ft

Kitchen 9.58 Ft x 7.50 Ft

Living room/Dining room 18.50 Ft x 11.08 Ft

Bedroom 10.33 Ft x 9.50 Ft

4pc Bathroom 8.75 Ft x 4.92 Ft

Other 14.33 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:
Skyrock

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca