



## 315 3 Street Calgary Alberta

\$299,000

**\*\*Downtown East Village Gem with Two Titled Parking Stalls\*\*** Welcome to this spacious riverfront condo in the vibrant East Village of Calgary. Located just steps from the scenic river walk and bike pathways, this home offers unparalleled access to the best of urban living. You'll be within a short stroll of the LRT, Central Library, Prince's Island Park, Eau Claire Market, and the iconic Studio Bell National Music Centre. This bright and spacious unit features floor-to-ceiling windows, filling the space with natural light and offering views of the dynamic cityscape. The kitchen boasts granite countertops, complemented by newer flooring! The den provides the perfect setup for remote work, while the generously sized 17' x 6' balcony invites you to relax and soak in the downtown ambiance. The building has a fitness centre, party room and outdoor courtyard as well as plenty of visitor parking both paid and unpaid. Additional perks include insuite laundry, access to Riverfront Pointe's 24-hour security, fitness center, and bicycle storage. Plus, this unit comes with **\*\*two titled parking stalls\*\***, a rare and valuable find in the area. This exceptional condo is move-in ready and available for immediate possession--don't miss your chance to own a slice of East Village living with incredible value! (id:6769)

Kitchen 8.17 Ft x 7.58 Ft

Dining room 7.83 Ft x 14.00 Ft

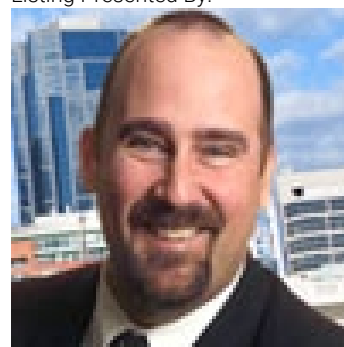
Living room 13.50 Ft x 13.92 Ft

4pc Bathroom 4.75 Ft x 8.58 Ft

Bedroom 10.17 Ft x 11.58 Ft

Den 8.25 Ft x 8.75 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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