



325 3 Street Calgary Alberta

\$349,900

WELCOME to this AIR-CONDITIONED + FULLY FURNISHED 666.20 Sq Ft APARTMENT in the RIVERFRONT POINTE building with 2 Bedrooms, 1 Full Bathroom, 2 TITLED UNDERGROUND PARKING spots, including LOW Condo Fees, and an EAST-Facing Balcony overlooking the BOW RIVER in EAST VILLAGE!! Entering this IMMACULATE unit with the OPEN-CONCEPT Floor plan, including 9' Ceilings, NEUTRAL colours, and MASSIVE windows allowing NATURAL Light throughout, shows off the CHARM you can call your own!! The Closet and Stacking Laundry are CONVENIENT for ACCESS and STORAGE by the front door. The GOOD-SIZED 2nd Bedroom will also convert to a DEN, a MUSIC room, or a PRIVATE Yoga room. RELAX in the Tiled 4 pc Bathroom while SOAKING in the tub after a long day to REJUVENATE yourself. The Primary Bedroom is a RESTFUL area to sleep, and also includes looking out the window at the CITY SKYLINE. This SLEEK Kitchen is the 'HEART of the HOME' and offers Wood Cabinetry, SS Appliances, GRANITE countertops, including the Breakfast Bar, and a COZY area for Dining. The Living room is GREAT for ENTERTAINING when FAMILY or FRIENDS come over, or having QUIET time reading a book on the couch. There is a door to the Balcony that has PICTURESQUE VIEWS of the City including ST. PATRICK'S ISLAND, CENTRE STREET BRIDGE, SIEN LOK PARK, and RECONCILIATION BRIDGE!! Imagine sitting out on the balcony ENJOYING your morning coffee, using the BBQ when GUESTS come over to share a meal, or PEACEFUL star-gazing at night. The unit can be purchased FULLY FURNISHED at no extra cost -ideal for TURNKEY living or LONGTERM RENTALS. There are 2 TITLED Parking Stalls in the HEATED GARAGE, and the building offers a FITNESS CENTRE in Tower C, BIKE STORAGE, OUTDOOR PATIO, VISITOR PARKING, and a CONCIERGE with 24-hour SECURITY. This PRIME LOCATION is close to a Dog Park, Trendy Restaurants, Boutique Coffee Shops, Craft Breweries, Superstore, Co...

Other 17.50 Ft x 8.50 Ft

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Living room 15.33 Ft x 15.00 Ft

Kitchen 9.17 Ft x 8.00 Ft

Bedroom 9.50 Ft x 8.17 Ft

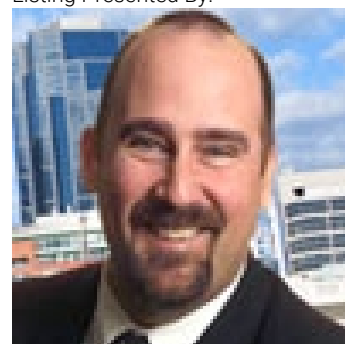
Foyer 9.50 Ft x 8.17 Ft

Laundry room 3.00 Ft x 3.00 Ft

4pc Bathroom 9.25 Ft x 3.00 Ft

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Listing Presented By:



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

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

Primary Bedroom 9.83 Ft x 9.33 Ft

Other 8.00 Ft x 5.67 Ft