



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1310, 325 3 Street SE
Calgary, Alberta

MLS # A2308651



\$319,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	785 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Elevator, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	\$ 569
LLD:	-
Zoning:	CC-ET
Utilities:	-

Inclusions: na

Stunning views of the city and river and is conveniently located within walking distance to many downtown offices. The new City Hall LRT stop is just two blocks away and the Harry Hayes +15 only one block away. This two bedroom unit features an open and spacious floor plan with a modern kitchen, complete with granite counters and stainless steel appliances. Two bedrooms and 2 fullbaths, bedrooms boasts floor-to-ceiling windows, providing plenty of natural light and breathtaking views. The unit also comes with a stacking front load washer and dryer. The location is fantastic, with nearby outdoor amenities such as Prince's Island Park, Eau Claire Market, bike paths, YWCA, St. Patrick's Island, Fort Calgary, Chinatown, shopping, and restaurants. The building features modern keyless access, underground heated parking, and secure bike storage. A daytime concierge is also included. This is an amazing opportunity to live in a spacious and modern unit with stunning views, in a fantastic location, and with convenient amenities. Please CALL NOW to view !!!