



GRASSROOTS
REALTY GROUP

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1406, 325 3 Street SE
Calgary, Alberta

MLS # A2322882



\$328,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	782 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-ET
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: none

Wake up to river views and downtown skyline from this bright, beautifully laid-out condo in one of the city's most sought-after riverside buildings. *Location* - Steps from the Bow River and the Riverwalk pathway system - Walking distance to Superstore, Chinatown, and everyday conveniences - Minutes from Studio Bell, the Central Library, Bow Valley College, the LRT, and Olympic Plaza — true downtown living at its best *Living Space* - Open-concept living and dining area filled with natural light from floor-to-ceiling windows - South-facing exposure with sweeping views from the river all the way to the downtown skyline - Durable, low-maintenance laminate flooring throughout *Kitchen* - Stylish design with granite countertops - Stainless steel appliances for a clean, modern look *Bedrooms & Bathrooms* - Thoughtful split-bedroom layout with each bedroom on opposite sides of the unit for added privacy - Primary bedroom features its own private ensuite - Second full bathroom conveniently located next to the guest bedroom - Two full bathrooms in total *Everyday Comforts* - In-suite laundry with a space-saving washer/dryer - Covered balcony — the perfect spot to take in views of the Bow River and the Calgary Tower - Titled underground parking stall included *Building Amenities* - Onsite concierge for added security and convenience - Bike storage for residents - Fourth-floor fitness centre with a rooftop terrace This is a rare opportunity to own a well-appointed home in Riverfront Pointe, where river pathways, downtown energy, and everyday amenities all meet at your doorstep.