

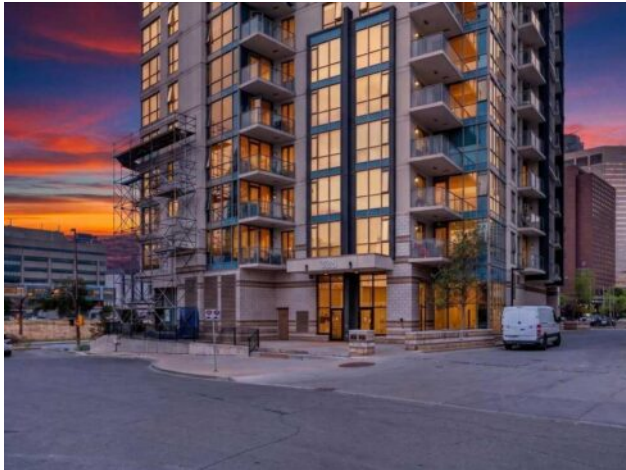


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

701, 325 3 Street SE
Calgary, Alberta

MLS # A2334645



\$299,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	756 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 541
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers		

Inclusions: N/A

Bow River views, a TITLED underground stall, and 775 Sqft of 2 Bed, 2 Bath living at Riverfront Pointe in East Village — very well maintained. The light hits you first. The living room pulls it in from the moment you walk through the door, and the walkout balcony beyond it looks out over the Bow. This is where the unit earns its keep: coffee in hand, the river in view, the pathway waking up below you. Laminate and vinyl flooring in warm tones runs underfoot, and the whole space holds that clean, cared-for feeling you can't fake. The kitchen is full-sized and built to actually cook in — stone counters with room to spread out, stainless steel appliances, and a breakfast bar that becomes the spot everyone leans on while dinner comes together. It faces the living room, so you're never cooking with your back to your guests or the view. Down the hall, the Primary Bedroom gives you room to breathe and its own 4-piece Ensuite, so mornings stay yours. The Second Bedroom sits across from the additional 4-piece Bath — far enough from the primary to give a roommate, a guest, or a home office real separation. Two beds, two baths, laid out so nobody's in anybody's way. The details land where you want them: an IN-SUITE LAUNDRY room instead of hauling loads down a hallway, and New Hunter Douglas panel blinds that close the city out when you want it closed. Your TITLED stall waits downstairs, and guests park easily — visitor stalls and street parking both. Downstairs the building keeps giving. The Fitness Center has brand new equipment, the Recreation/Games room is there when you want people over and more room than a condo gives you, and the on-site concierge means packages are handled and someone knows the building. Step out the back, and you're on the Bow River Pathway — that's the real amenity. Everything else

is a walk from your door: Superstore, Bow Valley College, Studio Bell, Village Ice Cream, the EV Dog Park, Prince's Island Park, and the Stampede Grounds. This is East Village doing what East Village promised.