



GRASSROOTS
REALTY GROUP

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309, 325 3 Street SE
Calgary, Alberta

MLS # A2344549



\$275,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	715 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Rubber	Condo Fee:	\$ 526
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	CC-ET
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Sewer Connected, Water Connected
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
Inclusions:	Wardrobe		

Investor alert! Priced to sell, this 715 sq. ft. unit in the heart of East Village is a great opportunity for investors or those looking for a well-located downtown home. Newer LVP flooring runs throughout the unit, complementing the high ceilings and large windows that give the space a bright and open feel. The kitchen features stainless steel appliances, granite countertops and an eating bar, with the open-concept living area providing plenty of room to relax or entertain. The spacious primary bedroom easily accommodates a king-size bed and additional furniture, while the high ceilings continue into the 4-piece ensuite. A versatile den provides space for a home office, hobby room or nursery. The large south-facing private balcony is a great spot for morning coffee or a summer BBQ. It's an end unit with no unit above! The building also offers a fitness facility and full-time concierge, all in the vibrant East Village community.