

# \$279,900 - 1108, 325 3 Street Se, Calgary

MLS® #A2210133

**\$279,900**

1 Bedroom, 1.00 Bathroom, 550 sqft

Residential on 0.00 Acres

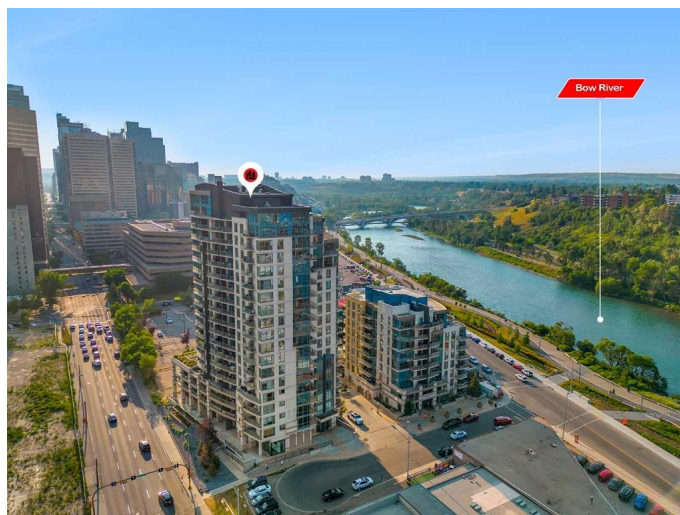
Downtown East Village, Calgary, Alberta

HIGH END CONDO, CONVENIENT DOWNTOWN LOCATION, 1 BED, 1 BATH, BALCONY - GYM, HEAT AND WATER INCLUDED - ON SITE MANAGEMENT, VISITOR PARKING, CONCIERGE - This condo is perfect for a first time home buyer and includes amenities and professional management that adds to the convenience of living DOWNTOWN. This unit is located on the 11th floor overlooking the BOW RIVER and the large BALCONY is perfect for a morning cup of coffee. Entering you are met with your kitchen with all STAINLESS STEEL APPLIANCES, IN UNIT LAUNDRY and an open living space (renders shown). A 4PC ensuite bathroom with spacious bedroom and WALK IN CLOSET, complete this condo. This condo is in a solid location close to shops, walking/bike paths and includes WATER AND HEAT.

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2210133  |
| Price          | \$279,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 550       |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1108, 325 3 Street Se |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 0T9               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Recreation Facilities, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Walk-In Closet(s)  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| # of Stories      | 19   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Concrete, Aluminum Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 70              |
| Zoning         | CC-ET           |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.