

# \$309,900 - 301, 325 3 Street Se, Calgary

MLS® #A2200899

**\$309,900**

2 Bedroom, 2.00 Bathroom, 753 sqft

Residential on 0.00 Acres

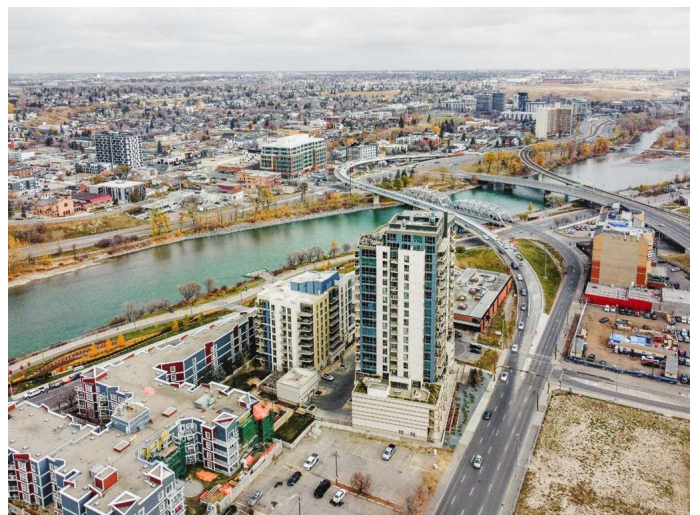
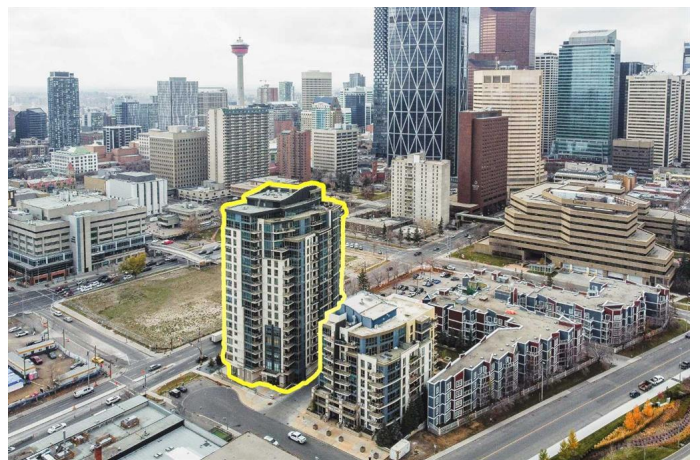
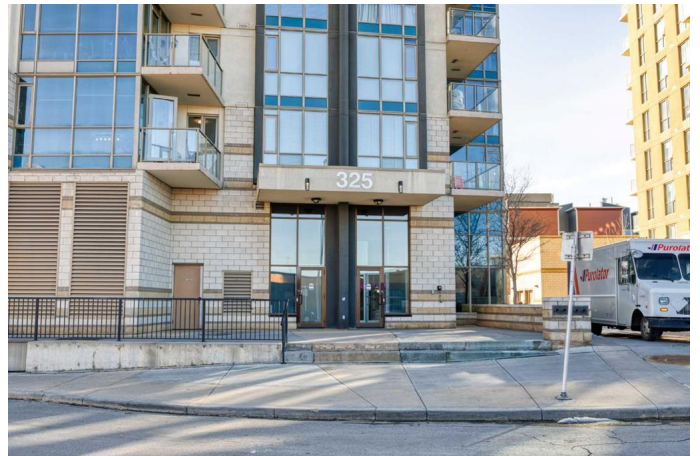
Downtown East Village, Calgary, Alberta

Discover modern urban living in this stunning 2-bedroom, 2-bathroom apartment in the heart of Downtown East Village! With easy access and walking distance to work, grocery stores, riverside bike paths, and Chinatown, this location offers the ultimate convenience. Enjoy a scenic walk or run by the Bow River, just steps from your door.

This unit features vinyl plank flooring throughout, 9' high ceilings, and an open-concept floor plan, offering a seamless blend of style and functionality. The Kitchen boasts granite countertops, a breakfast bar, and stainless steel appliances. Designed for both style and function, the breakfast bar offers additional seating, making it a perfect spot for morning coffee or social gatherings. The spacious Living/Dining Combo offers a bright and open layout, leading to a private balcony.

The Primary Bedroom features a 3-piece ensuite bath. There is a second bedroom and a full bath. An in-suite laundry room adds convenience to this well-designed space. Enjoy the benefits of underground titled parking, plus access to building amenities like a fitness center, visitor parking, and elevator access.

This prime location is within walking distance to the Superstore, Olympic Plaza, the Central Library, the University of Calgary satellite



campus, and Arts Commons. Close to some of the city's top attractions, including Scotiabank Saddledome, the CORE Shopping Centre, Studio Bell, and Prince's Island Park. This home offers unbeatable access to downtown amenities. Whether you're commuting, shopping, or enjoying entertainment, everything is just minutes away.

Schedule a viewing today!

Built in 2010

**Essential Information**

MLS® #	A2200899
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	753
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	301, 325 3 Street Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0T9

**Amenities**

Amenities	Elevator(s), Fitness Center, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

**Interior**

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan
Appliances	Dishwasher, Refrigerator, Dryer, Electric Stove, Washer
Heating	Baseboard
Cooling	None
# of Stories	20

**Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

**Additional Information**

Date Listed	March 13th, 2025
Days on Market	96
Zoning	CC-ET

**Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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