

# \$339,000 - 604, 325 3 Street Se, Calgary

MLS® #A2260918

**\$339,000**

2 Bedroom, 2.00 Bathroom, 866 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

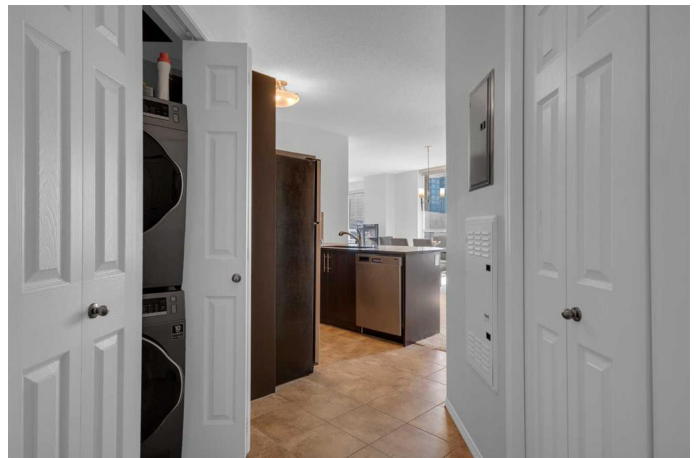
Step into this inviting two-bedroom condo where convenience meets style. Upon entry, youâ€™ll find a handy storage closet and an in-suite washer and dryer. The spacious kitchen boasts sleek stainless steel appliances and elegant quartz countertops, offering plenty of room for cooking and entertaining.

The open-concept living and dining area is bathed in natural light from floor-to-ceiling windows with bright south and east-facing views. Step out onto the large south-facing balcony â€“ perfect for enjoying your morning coffee or evening sunsets.

The primary bedroom features an east-facing window to greet you with the morning sun, plus a generous walk-in closet and a full four-piece ensuite bath. The second bedroom is bright and versatile â€“ ideal for guests, a home office, or additional living space â€“ with easy access to the second full four-piece bathroom.

Currently, the home is furnished and all furnishings are negotiable.

Residents enjoy access to excellent building amenities, including a fully equipped gym and a spacious recreation room â€“ perfect for social gatherings or unwinding after a workout. Located just a short stroll to the scenic Bow River pathway, this condo places you in the heart of the vibrant East Village â€“ Calgaryâ€™s hippest neighborhood. Explore



arts and culture, parks and paths, shopping and dining, or simply enjoy biking and walking along the riverfront. East Village is a welcoming, dynamic community where everyone feels at home.

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2260918          |
| Price          | \$339,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 866               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 604, 325 3 Street Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 0T9               |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Secured Parking |
| Parking Spaces | 1                            |
| Parking        | Parkade                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Walk-In Closet(s)                                       |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings |

|              |           |
|--------------|-----------|
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 20        |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Flat            |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

## Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 6th, 2025 |
| Zoning      | CC-ET             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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