

**705, 315 3 Street SE
 Calgary, Alberta**

MLS # A2258840



\$305,000

Division: Downtown East Village

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 846 sq.ft. **Age:** 2009 (17 yrs old)

Beds: 2 **Baths:** 2

Garage: Underground

Lot Size: -

Lot Feat: -

Heating: Baseboard, Natural Gas

Water: -

Floors: Laminate, Tile

Sewer: -

Roof: -

Condo Fee: \$ 566

Basement: -

LLD: -

Exterior: Concrete

Zoning: CC-ET

Foundation: -

Utilities: -

Features: Granite Counters, Kitchen Island, Open Floorplan

Inclusions: Garage door opener

Welcome to Riverfront Pointe! This bright 7th floor west corner suite offers 2 bedrooms, 2 bathrooms + a flex/office area with unobstructed views of the Bow River and Downtown skyline. The open-concept layout features granite counters, designer tile backsplash, black appliances, eating bar, laminate flooring, and floor-to-ceiling windows that flood the home with natural light. The primary bedroom includes a 4-piece ensuite, while the second bedroom and full bath add flexibility for guests or a home office. In-suite laundry adds everyday convenience. Building amenities include a fitness centre, landscaped courtyard, concierge service, keyless entry, bike storage, and a titled underground parking stall located just steps from the elevator. Enjoy the ultimate urban lifestyle—walk to the Calgary Zoo in 10 minutes, City Hall LRT in 2 blocks. Enjoy being steps away from river pathways, parks, Chinatown, Eau Claire, and the best of downtown dining and entertainment. An excellent investment opportunity—previous tenant paid \$2,500/month. Pet-friendly (with board approval).