

**1502, 325 3 Street SE**  
**Calgary, Alberta**

**MLS # A2285249**



**\$334,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	731 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 526
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, No Animal Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** NA

Elevate Your Urban Lifestyle: Stunning NE Corner Condo in East Village with Bow River Views! Imagine waking up to breathtaking, unobstructed panoramas of the Bow River every morning &ndash; that's the reality in this sleek 1-bedroom + Den Northeast corner unit, perfectly tailored for ambitious young professionals craving the pulse of downtown Calgary. Floor-to-ceiling windows flood the space with natural light, framing those iconic river views while creating an airy, inspiring environment for your work-from-home setup or evening unwind. Step into a modern kitchen designed for effortless entertaining: ample cabinet space, luxurious granite countertops, and a stylish designer tile backsplash make meal prep a joy. The open layout flows seamlessly to a spacious balcony &ndash; your private outdoor retreat for morning coffees or sunset cocktails with friends. Convenience is key with in-suite laundry, a fully equipped fitness room to kickstart your day, and a tandem titled parking stall (ideal for renting out if you prefer biking or transit). Nestled in vibrant East Village, this is more than a home &ndash; it's a gateway to the best of urban living. Stroll to trendy restaurants, live music venues, the world-class Central Library, and the scenic Bow River pathways for your daily runs or weekend adventures. Just a 5-minute walk to the +15 skywalk system and public transit, you'll have seamless access to everything downtown offers, from bustling offices to cultural hotspots. Whether you're building your career or seeking a smart investment, this unit delivers exceptional value in one of Calgary's most sought-after neighborhoods. Don't miss out &ndash; schedule your viewing today and make this your downtown oasis!