

**809, 325 3 Street SE**  
**Calgary, Alberta**

**MLS # A2299189**



**\$365,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 654
<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, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

Welcome to this beautiful NW corner 2-bedroom + den, 2-bathroom condo located on the 8th floor in the heart of downtown East Village, offering unbeatable views of the Bow River and downtown Calgary. This bright corner unit, and the largest on the floor, features floor-to-ceiling windows that flood the space with natural light and showcase spectacular city and river views. With over 900 sq. ft. of living space, this home offers a spacious and functional layout, including a versatile den—perfect for a home office or study area. The living area features walnut-colored laminate flooring, complemented by quartz countertops in the kitchen. Bathrooms are finished with chocolate brown floor tiles and lighter brown wall tiles, creating a warm and modern look. Fresh white paint throughout enhances the bright, open feel. The primary bedroom easily accommodates a king-size bed with plenty of additional space, making it a comfortable and private retreat. Recent upgrades include a new washer, dryer, dishwasher, and modern light fixtures, adding convenience and style. Enjoy premium building amenities including concierge service, nighttime security, an on-site gym, huge underground visitor parking, and a titled underground parking stall for your convenience. Situated on a quiet cul-de-sac, this location offers the perfect blend of tranquility and urban convenience. Step outside your door to the Bow River pathways and enjoy easy access to Prince’s Island Park. Located just one block from the +15 skywalk system, this home is perfect for professionals working downtown, offering seamless indoor access throughout the core. You’re also within walking distance to Superstore, Winners, the C-Train station, and everyday essentials, with the newest event centre nearby, making this an unbeatable location. With Walk Scores between 93–96, Transit

Score of 84, and Bike Score of 90, this property offers affordable downtown living without compromise. Incredible value&mdash;this home truly checks all the boxes!