

**603, 325 3 Street SE**  
**Calgary, Alberta**

**MLS # A2305630**



**\$305,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	664 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Parkade, Parking Lot, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 484
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	CC-ET
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NA

Welcome to Riverfront Pointe, where modern urban living meets the serene beauty of the Bow River. This meticulously maintained 1-bedroom plus den condo offers a sophisticated retreat in the heart of Calgary's vibrant East Village. Step inside to discover a bright, open-concept layout highlighted by floor-to-ceiling windows and a versatile den that serves as the perfect home office. The living area transitions seamlessly to a private balcony where you can enjoy peaceful river views, providing a quiet escape from the energy of the downtown core. Living in this prime location means having the best of the city at your doorstep. For daily essentials, you are just a short stroll from the Real Canadian Superstore and various local services, while the scenic RiverWalk pathways provide immediate access to outdoor recreation at St. Patrick's Island and Prince's Island Park. The neighborhood is a hub of culture and entertainment, featuring the architectural beauty of the Central Library and the historic Simmons Building, home to local favorite restaurants. With a Walk Score of 96 and quick access to the C-Train, this home offers an unmatched lifestyle of convenience, style, and natural beauty.