

206, 325 3 Street SE
Calgary, Alberta**MLS # A2327052****\$309,000**

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	839 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 558
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-ET
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: none

Welcome to this spacious 2 bedroom + den condo in the heart of Calgary's vibrant East Village! Featuring a functional layout, a huge private balcony perfect for outdoor relaxation and entertaining, a fully equipped kitchen with all essential appliances, and convenient in-suite laundry. Underground parking is available. Ideally located near the Bow River pathways, restaurants, caf  s, shopping, public transit, and downtown amenities. An excellent opportunity for homeowners or investors seeking urban living in a convenient downtown location.