

# \$275,000 - 1605, 325 3 Street Se, Calgary

MLS® #A2206372

## \$275,000

1 Bedroom, 1.00 Bathroom, 554 sqft  
Residential on 0.00 Acres

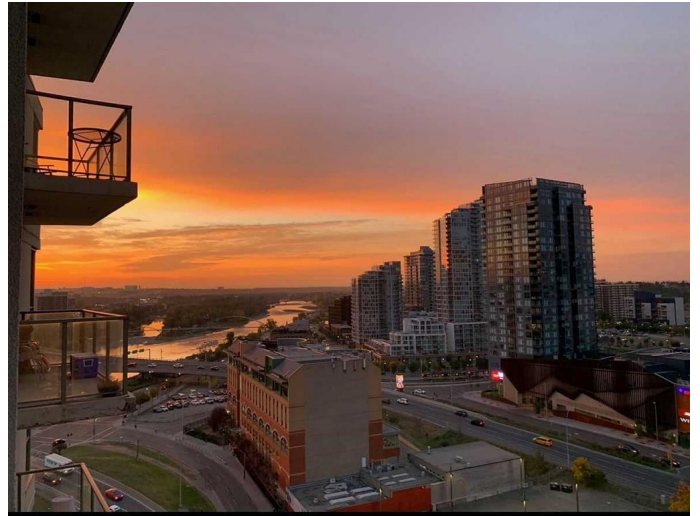
Downtown East Village, Calgary, Alberta

Live high up on the 16th floor with gorgeous views, super low condo fees (\$386/mo.) and walk to everything you need! This unit has in-suite laundry, comes with a titled underground parking stall, has amazing views of the river, the Calgary Tower, Saddledome and the downtown lights! This unit is in excellent condition AND is dog & cat friendly! It has updated laminate flooring (no carpet!), maple cabinets, granite counters in the kitchen and bathroom and an open plan framed by views of Calgary's downtown! Your incredibly low condo fees include heat, professional management, concierge service plus overnight security, and access to a gym! Also, there is a handy bike storage room right next to the front entrance for when you want to go bike riding along the Bow River, steps from your door! Talk about LIFESTYLE – you can walk to Superstore for all your groceries and more, the Central Library, the Plus15 network, Stephen Avenue and the CORE shopping centre to name a few. And of course, all the cafes and restaurants your heart desires! If you want to experience the true Calgary lifestyle on a friendly budget that won't break the bank, this IS the ONE!

Built in 2010

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2206372  |
| Price  | \$275,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 554               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1605, 325 3 Street Se |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 0T9               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Parking, Recreation Facilities |
| Parking Spaces | 1   |
| Parking        | Parkade, Stall, Underground, Secured, Titled                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 19   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Roof              | Tar/Gravel            |
| Construction      | Concrete, Metal Frame |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 25               |
| Zoning         | CC-ET            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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