

\$399,900 - 909, 325 3 Street Se, Calgary

MLS® #A2263716

\$399,900

2 Bedroom, 2.00 Bathroom, 883 sqft

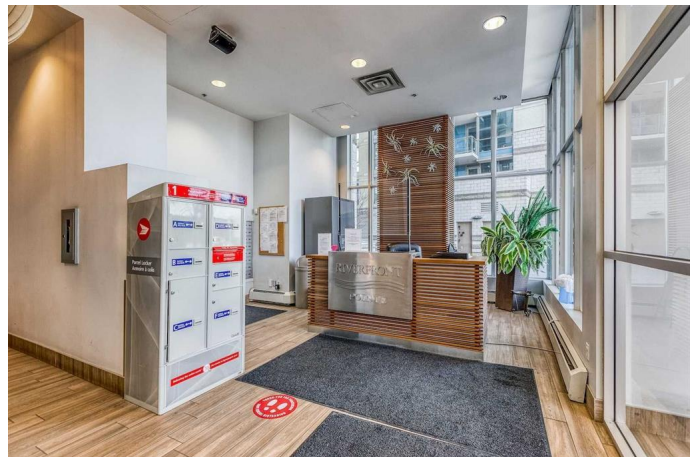
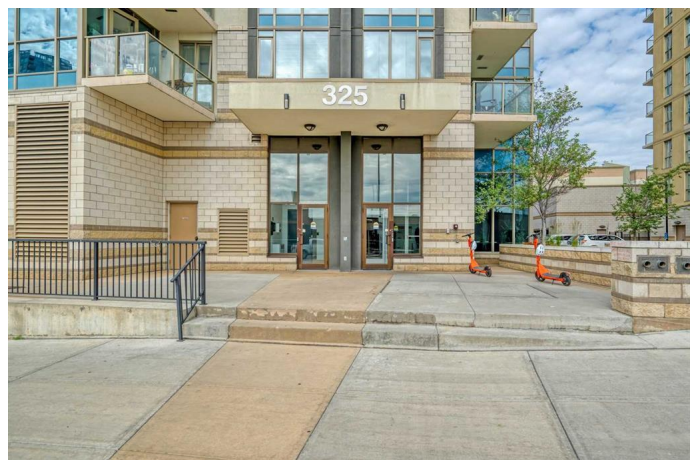
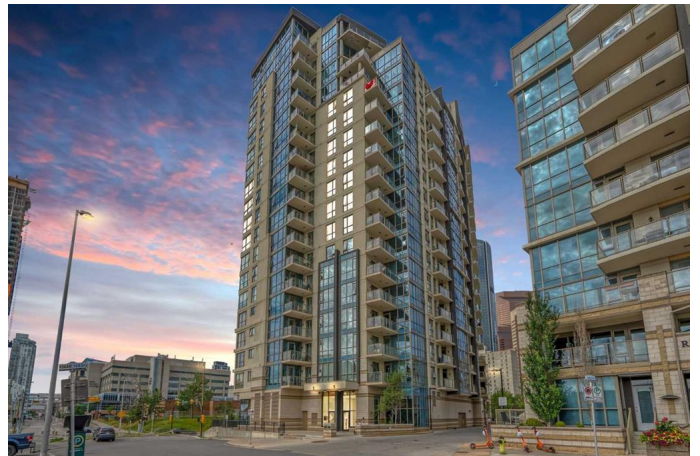
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

VIEWS, VIEWS, and VIEWS. Experience the ever-changing views north and northwest to the Bow River, and west to the downtown core and Calgary Tower. This TWO-BEDROOM, TWO-BATHROOM CORNER unit with a DEN and a BIG PRIVATE BALCONY is the largest on the floor, according to the official Condominium Plan prepared by an Alberta Land Surveyor.

Inside, you'll find an EXTENSIVE RENOVATION with LAMINATE flooring throughout the main living areas and bedrooms, perfectly complementing the FLOOR-TO-CEILING windows that showcase stunning views. The kitchen, with its tiled floor, is the ideal size, featuring GRANITE countertops, a tile backsplash, and STAINLESS-STEEL appliances. This unit has been OWNER-OCCUPIED and meticulously maintained with EXCEPTIONAL CARE! Here, you are close to everything the East Village has to offer—riverfront paths for walking and biking, paddle boarding on the river; restaurants; nightlife; Prince's Island Park; the public library; and art centres—all within walking distance. Superstore is conveniently located just two blocks from the building.

Riverfront Pointe offers a full gym, an amenities room, and an outdoor patio, along with onsite security, bicycle storage, and secure heated underground parking including visitor parking. The TITLED parking stall is conveniently located near the elevator, and a



second stall is available for rent or purchase.
Onsite, a small garden area adds to the
welcoming ambiance of the complex.
This is a fantastic propertyâ€”make it your
home!

Built in 2010

Essential Information

MLS® #	A2263716
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	883
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	909, 325 3 Street Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0T9

Amenities

Amenities	Community Gardens, Fitness Center, Recreation Facilities
Parking Spaces	1
Parking	Underground

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Baseboard
Cooling	None
# of Stories	17

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Membrane
Construction	Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	4
Zoning	CC-ET

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.