

# \$359,000 - 703, 315 3 Street Se, Calgary

MLS® #A2225244

## \$359,000

2 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Amazing price \$359,000 What are you waiting for? Includes 2 underground heated titled parking spots!! The building is getting EV Charging station in future and has stunning views of BOW RIVER, BRIDGE & EAST VILLAGE from this bright and spacious 7th floor, 2 bedroom, 2 bath + flex work space SE corner suite. Walk to the Zoo in 10 minutes on the paved walking path out front on the river. Excellent rental if desired as Previous tenant paid \$2400 with potential to get more making this unit a great investment. Walk to work with+15 system only 1 block away. City Hall LRT is only 2 blocks away! Quartz Kitchen counters with undermount sink, single lever faucet, designer tile backsplash plus black fridge, electric stove & dishwasher. Enjoy a deep 5' soaker tub with tile surround and floors in bathrooms. Open floor to ceiling windows in the living room make the suite very bright. Functional laminate flooring in living, dining & bedrooms plus pre-finished wire shelving in all closets. Stacking front load washer & dryer included. Enjoy the Riverwalk & nearby outdoor amenities including: Superstore (1 block), Shoppers Drug Mart, Public Library, Prince's Island Park, Eau Claire Market, bike paths, YWCA, Fort Calgary, Chinatown, shopping & restaurants. Modern keyless access, underground heated titled two parking stalls & secure bike storage. Building has an exercise room and courtyard. Great value on the east side of downtown.



Built in 2009

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2225244          |
| Price          | \$359,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 848               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 703, 315 3 Street Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 0S3               |

## Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Garbage Chute, Secured Parking, Snow Removal, Trash |
| Parking Spaces | 2                                                                                |
| Parking        | Parkade, Underground                                                             |
| # of Garages   | 2                                                                                |

## Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Elevator |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings, Microwave Hood Fan, Washer/Dryer Stacked                                             |
| Heating           | Baseboard                                                                                                                                        |
| Cooling           | None                                                                                                                                             |
| # of Stories      | 9                                                                                                                                                |

**Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Construction      | Concrete           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 77             |
| Zoning         | RM-7           |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | Skyfort Estate |
|----------------|----------------|

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