

# \$399,999 - 703, 315 3 Street Se, Calgary

MLS® #A2194895

## \$399,999

2 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Amazing price \$419,000 includes 2 underground heated titled parking spots!! and 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. 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® #         | A2194895       |
| Price          | \$399,999      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 848            |
| Acres          | 0.00           |
| Year Built     | 2009           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| 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, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Elevator, Granite Counters, Recreation Facilities |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings   |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 9  |

### Exterior

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Days on Market | 98                  |
| Zoning         | RM-7                |

**Listing Details**

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

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.