

# \$429,000 - 703, 315 3 Street Se, Calgary

MLS® #A2194895

**\$429,000**

2 Bedroom, 2.00 Bathroom, 848 sqft  
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Amazing price 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	\$429,000
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), Secured Parking, Snow Removal, Trash, Fitness Center, Garbage Chute
Parking Spaces	2
Parking	Underground, Parkade
# of Garages	2

### **Interior**

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

### **Exterior**

Exterior Features	Balcony, Courtyard
-------------------	--------------------

Construction      Concrete

### **Additional Information**

Date Listed      February 15th, 2025

Days on Market      47

Zoning      RM-7

### **Listing Details**

Listing Office      Homes for All Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.