

# \$329,000 - 705, 315 3 Street Se, Calgary

MLS® #A2258840

**\$329,000**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

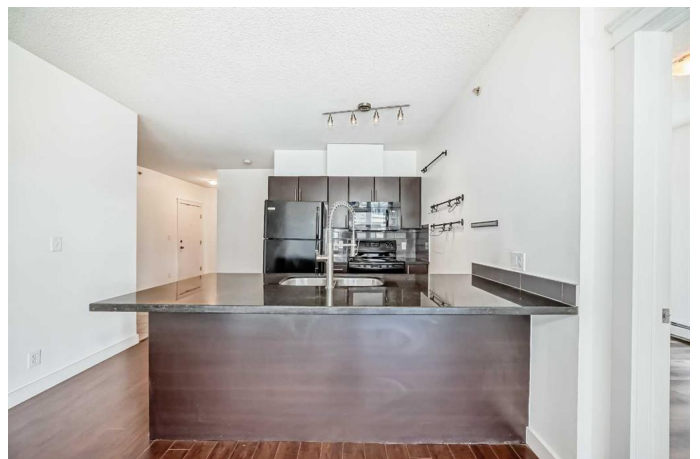
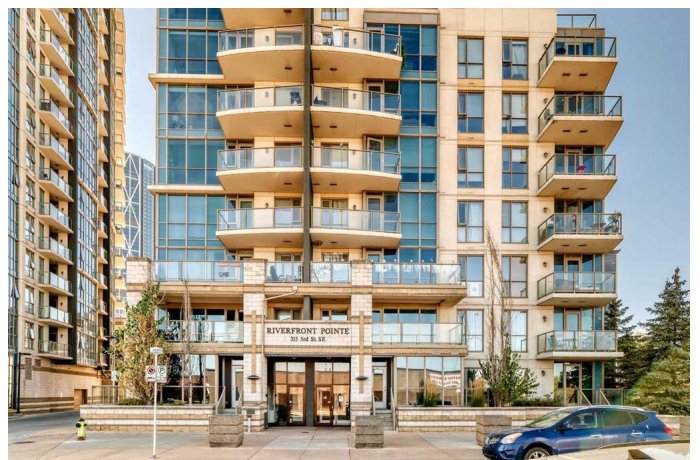
Welcome to Riverfront Pointe! This bright 7th floor west corner suite offers 2 bedrooms, 2 bathrooms + a flex/office area with unobstructed views of the Bow River and Downtown skyline. The open-concept layout features granite counters, designer tile backsplash, black appliances, eating bar, laminate flooring, and floor-to-ceiling windows that flood the home with natural light. The primary bedroom includes a 4-piece ensuite, while the second bedroom and full bath add flexibility for guests or a home office. In-suite laundry adds everyday convenienc

Building amenities include a fitness centre, landscaped courtyard, concierge service, keyless entry, bike storage, and a titled underground parking stall located just steps from the elevator. Enjoy the ultimate urban lifestyle—walk to the Calgary Zoo in 10 minutes, City Hall LRT in 2 blocks. Enjoy being steps away from river pathways, parks, Chinatown, Eau Claire, and the best of downtown dining and entertainment.

An excellent investment opportunity—previous tenant paid \$2,500/month. Pet-friendly (with board approval).

Built in 2009

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2258840          |
| Price          | \$329,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 846               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 705, 315 3 Street Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 0S3               |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Community Gardens, Elevator(s), Fitness Center, Visitor Parking |
| Parking Spaces | 1                                                               |
| Parking        | Underground                                                     |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan                                   |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas                                                             |
| Cooling           | None                                                                               |
| # of Stories      | 9                                                                                  |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 42                   |
| Zoning         | CC-ET                |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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