

# \$449,000 - 703, 315 3 Street Se, Calgary

MLS® #A2194895

## \$449,000

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

Downtown East Village, Calgary, Alberta

Amazing price 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	\$449,000



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), Fitness Center, Secured Parking, Snow Removal, Trash, Garbage Chute
Parking Spaces	2
Parking	Parkade, Underground
# of Garages	2

### **Interior**

Interior Features	Chandelier, Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, 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 27  
Zoning RM-7

## **Listing Details**

Listing Office Homes for All Realty

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