

**1701, 325 3 Street SE
Calgary, Alberta**
MLS # A2247918


\$449,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	781 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	RM-7
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Riverfront Pointe 17th floor sub-penthouse with the largest private roof top terrace in the building, river view and over looking the illuminated Centre Street bridge at night. Million dollar view. Excellent for roof top parties. Make a great executive suite or cooperate accommodation for out of town corporate guests. 2 bedrooms and 2 full bath. Ceiling to floor windows. Lifestyle choice. Very rare opportunity for this type of unit be available at this price point. Double tandem parking for 2 cars, underground, heated and secure. Reasonable condo fee as you don't pay for the private roof top terrace. Gym and bike storage in the building. Healthy living. Riverwalk, bike path just across the front door. Great investment too