

509, 315 3 Street SE
Calgary, Alberta

MLS # A2257681



\$340,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	721 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Ceramic Tile

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Kitchen Island, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 508

LLD: -

Zoning: RM-7

Utilities: -

Inclusions: n/a

Welcome to Riverfront Pointe, where urban living meets serene riverfront views. This 2 bedroom, 2 bathroom condo offers unobstructed panoramas of the Bow River and pathway system from a spacious private balcony—perfect for morning coffee or evening relaxation. Inside, the open-concept layout features a well-designed kitchen with granite counters, stainless steel appliances, and a large eating bar. The bright living and dining areas are framed by floor-to-ceiling windows, filling the home with natural light and highlighting the remarkable view. The primary bedroom includes a 4-piece ensuite, while the second bedroom and full bath provide flexibility for guests or a home office. In-suite laundry and a custom entertainment unit add everyday convenience. Riverfront Pointe residents enjoy premium amenities including a fully equipped fitness facility, outdoor patio, full-time concierge, and secured underground parking. Nestled in East Village, this home is steps to river pathways, parks, Chinatown, Eau Claire, and downtown's best dining and entertainment. Pet-friendly (with board approval), this residence combines location, lifestyle, and value in one of Calgary's most vibrant communities. Book your private showing today!