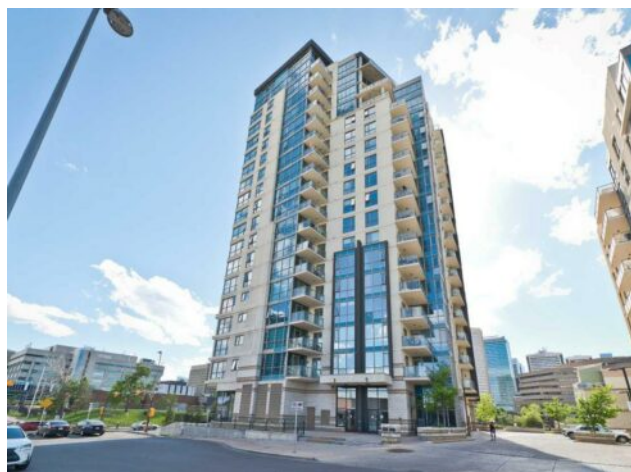


610, 325 3 Street SE  
Calgary, Alberta

MLS # A2194827



# \$349,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	796 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 540
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-ET
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan, See Remarks		

Inclusions: N/A

Welcome to your sleek and stylish 2-bedroom, 2-bathroom condo in the heart of East Village—where urban convenience meets modern sophistication. Designed with the young professional in mind, this home offers high-end finishes, an open-concept layout, and floor-to-ceiling windows that flood the space with natural light. The kitchen features stainless steel appliances, granite countertops, and ample storage—perfect for hosting friends or meal-prepping for a busy week. Your private balcony is the ideal spot to enjoy your morning coffee or unwind after work, all while soaking in the energy of downtown. Step outside, and you’re just moments away from the Bow River pathways, perfect for a morning run or a scenic bike ride. With the CTrain, work, and nightlife within walking distance, your daily commute is effortless, and after-hours fun is always just around the corner. East Village is one of Calgary’s most exciting communities, buzzing with boutique coffee shops, trendy restaurants, craft breweries, and live entertainment. Whether you’re grabbing brunch, exploring local galleries, or meeting friends for a night out, everything you need is right at your doorstep. Plus, enjoy titled parking and premium building amenities, including a fully equipped gym—because convenience should be part of your lifestyle, not a luxury. This isn’t just a condo; it’s a statement of modern city living. Ready to upgrade your lifestyle? Let’s make it happen!