

\$369,000 - 703, 315 3 Street Se, Calgary

MLS® #A2225244

\$369,000

2 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Amazing price \$369,000 What are you waiting for? Includes 2 underground heated titled parking spots!! 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. Walk to the Zoo in 10 minutes on the paved walking path out front on the river. Excellent rental if desired as 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® #	A2225244
Price	\$369,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
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	May 27th, 2025
Days on Market	20
Zoning	RM-7

Listing Details

Listing Office	Skyfort Estate
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.