\$325,000 - 204, 325 3 Street Se, Calgary

MLS® #A2256179

\$325,000

2 Bedroom, 2.00 Bathroom, 916 sqft Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to a fantastic 2-bed, 2-bath + Den at Riverfront Pointe that actually gets how you want to live. Located in the vibrant East Village, this unit is all about space, smart design, and spontaneous adventure. With over 900 SF, this isn't your average condo box. The bedrooms are placed on opposite sides of the unitâ€"perfect for actual privacy, whether you have a roommate, a partner, or just like your quiet space. Plus, you get an additional area that's ready to handle your home office, Peloton, or whatever passion project you're currently obsessed with.

The entire unit features newer laminate flooring with NO carpet for a modern look and easy cleaning. The central kitchen with its granite counters and updated appliances is perfectly set up for that quick bite before you hit the river path or hosting friends before going to the flames game or a concert.

9' ceilings and more windows than walls in the living room keep things bright and open. Step outside and you're instantly connected to the Bow River pathways, Studio Bell, the Central Library, and all the best spots in East Village. Don't forget about the Saddledome and the NEW arena and entertainment district that is already underway. C train, Art Commons, Prince's Island and soo many other places to mention, means you can walk almost everywhere, but don't worry about your car feeling neglected. This unit comes with TWO







titled parking spots that are secure and heated. You've also got a gym, concierge and 24hr security.

Combine all this with immediate possession available, this unit is easy to show and ready to go!

Built in 2010

Essential Information

MLS® # A2256179 Price \$325,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2
Square Footage 916
Acres 0.00
Year Built 2010

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 204, 325 3 Street Se Subdivision Downtown East Village

City Calgary
County Calgary
Province Alberta
Postal Code T2G0T9

Amenities

Amenities Elevator(s), Fitness Center, Secured Parking

Parking Spaces 2

Parking Parkade, Titled, Underground, Covered, See Remarks

Interior

Interior Features Granite Counters

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan,

Refrigerator

Heating Forced Air Cooling Central Air

of Stories 20

Exterior

Exterior Features Balcony

Construction Brick, Concrete

Additional Information

Date Listed October 8th, 2025

Days on Market 27

Zoning CC-ET

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.