

\$305,000 - 204, 325 3 Street Se, Calgary

MLS® #A2256179

\$305,000

2 Bedroom, 2.00 Bathroom, 916 sqft

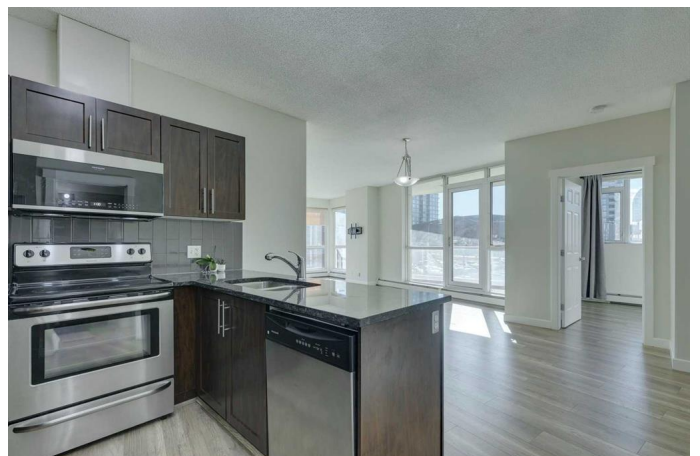
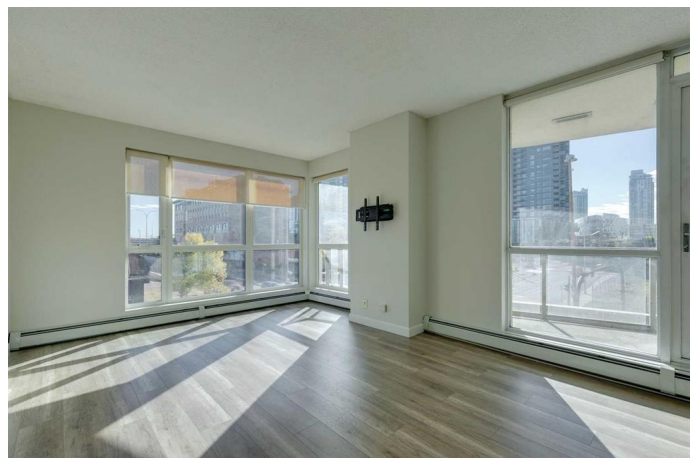
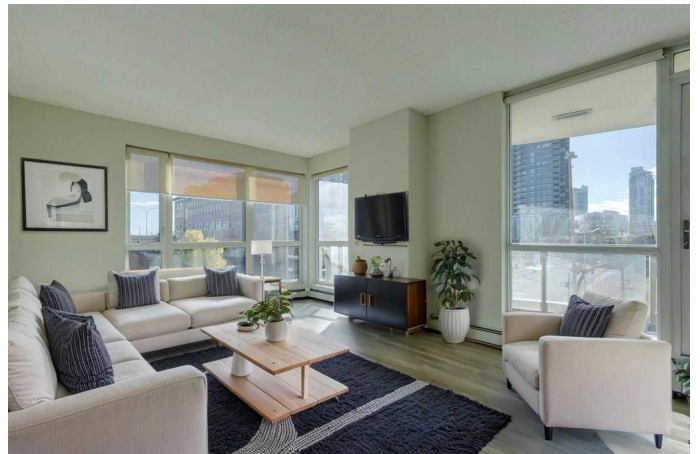
Residential on 0.00 Acres

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 unit—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	\$305,000
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, See Remarks, Titled, Underground, Covered

Interior

Interior Features	Granite Counters
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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	44
Zoning	CC-ET

Listing Details

Listing Office	Real Broker
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