

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                               | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile                    | Sewer:     | -      |
| Roof:       | -                                       | Condo Fee: | \$ 508 |
| Basement:   | -                                       | LLD:       | -      |
| Exterior:   | Concrete                                | Zoning:    | RM-7   |
| Foundation: | -                                       | Utilities: | -      |
| Features:   | Kitchen Island, Open Floorplan, Storage |            |        |

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!