1406 325 3 Street SE

Calgary | Active | MLS® A2349931

$322,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2010**	**782.32 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Zolo Realty

A closer look

Wake up to river views and downtown skyline from this bright, beautifully laid-out condo in one of the city's most sought-after riverside buildings.

Location
- Steps from the Bow River and the Riverwalk pathway system
- Walking distance to Superstore, Chinatown, and everyday conveniences
- Minutes from Studio Bell, the Central Library, Bow Valley College, the LRT, and Olympic Plaza - true downtown living at its best

Living Space
- Open-concept living and dining area filled with natural light from floor-to-ceiling windows
- South-facing exposure with sweeping views from the river all the way to the downtown skyline
- Durable, low-maintenance laminate flooring throughout

Kitchen
- Stylish design with granite countertops
- Stainless steel appliances for a clean, modern look

Bedrooms & Bathrooms
- Thoughtful split-bedroom layout with each bedroom on opposite sides of the unit for added privacy
- Primary bedroom features its own private ensuite
- Second full bathroom conveniently located next to the guest bedroom
- Two full bathrooms in total

Everyday Comforts
- In-suite laundry with a space-saving washer/dryer
- Covered balcony - the perfect spot to take in views of the Bow River and the Calgary Tower
- Titled underground parking stall included

Building Amenities
- Onsite concierge for added security and convenience
- Bike storage for residents
- Fourth-floor fitness centre with a rooftop terrace

This is a rare opportunity to own a well-appointed home in Riverfront Pointe, where river pathways, downtown energy, and everyday amenities all meet at your doorstep.

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2349931
Bedrooms	2
Bathrooms	2
Year Built	2010
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	782.32 sq. ft.
Condo Fee:	$569.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
Stories Total:	18
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2010 (Age: 16)

Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1012483
Heating:	Baseboard
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Riverfront Pointe
Community:	Downtown East Village
Amenities:	Bicycle Storage, Elevator(s), Fitness Center

Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Entrance · 6' × 5'6" ·
Main Floor	Laundry · 4' × 3' ·
Main Floor	Dining Room · 8'11" × 8'5" ·
Main Floor	Kitchen With Eating Area · 8'11" × 7'5" ·
Main Floor	Bedroom · 13'1" × 9'11" ·
Main Floor	Living Room · 16'2" × 10'7" ·
Main Floor	Bedroom - Primary · 16'4" × 10'5" ·
Main Floor	Balcony · 17'2" × 7'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island
Exterior Features:	Other
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-ET
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1406-325-3-street-se-calgary-a2349931/

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