# \$325,000 - 509, 315 3 Street Se, Calgary

MLS® #A2266168

### \$325,000

2 Bedroom, 2.00 Bathroom, 721 sqft Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

RIVERFRONT VIEWS | NEW VINYL
FLOORING | 2 BED 2 BATH | Welcome to
Riverfront Pointe, where urban living meets
serene riverfront views. This stunning 2
bedroom, 2 bathroom condo offers
unobstructed panoramas of the Bow River and
pathway system from a spacious private
balconyâ€"perfect for morning coffee or
evening relaxation.

Inside, the open-concept layout has been recently upgraded with new vinyl flooring throughout, providing a fresh, modern feel. The well-designed kitchen features 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 dramatically 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 the heart of 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!

Built in 2009

#### **Essential Information**

MLS® # A2266168 Price \$325,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 721
Acres 0.00
Year Built 2009

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 509, 315 3 Street Se Subdivision Downtown East Village

City Calgary
County Calgary
Province Alberta
Postal Code T2G 0S3

#### **Amenities**

Amenities Elevator(s), Fitness Center, Parking, Roof Deck, Secured Parking,

Trash, Visitor Parking

Parking Spaces 1

Parking Underground

#### Interior

Interior Features Kitchen Island, Open Floorplan, Storage

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked

Heating Baseboard

Cooling None

# of Stories 7

#### **Exterior**

Exterior Features Balcony, Private Entrance, Storage

Construction Concrete

#### **Additional Information**

Date Listed October 22nd, 2025

Days on Market 1

Zoning RM-7

## **Listing Details**

Listing Office eXp Realty

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