

# \$348,800 - 1107, 325 3 Street Se, Calgary

MLS® #A2233673

**\$348,800**

2 Bedroom, 2.00 Bathroom, 868 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

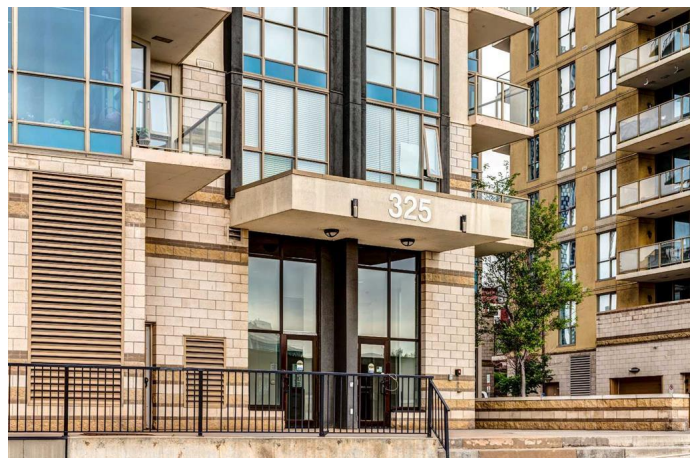
Call today for your private showing of this bright and modern 2-bedroom + flex corner suite with stunning downtown and river views—perfect for first-time buyers or investors! Located in the heart of Calgary’s core, you’re steps from the Bow, Suncor, and Canada Place buildings, plus the +15 system, Eau Claire Market, Chinatown, and City Hall C-Train—making it easy to minimize car use while still enjoying the convenience of underground heated parking. This spacious SW-facing unit features floor-to-ceiling windows, a sleek kitchen with granite countertops and designer tile backsplash, and a luxurious 5” soaker tub in the bathroom. Enjoy your morning coffee on the east-facing balcony with river views, or head out to explore the Riverwalk, East Village, Prince’s Island Park, bike paths, YMCA, Fort Calgary, and more. Additional highlights include keyless building access, secure bike storage, in-suite laundry, and a well-equipped fitness room. Pet restrictions or board approval may apply. A stylish, walkable lifestyle or strong rental opportunity—this one checks all the boxes!

Built in 2010

## Essential Information

MLS® # A2233673

Price \$348,800



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 868               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1107, 325 3 Street Se |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 0T9               |

### Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Snow Removal, Trash, Visitor Parking, Recreation Facilities |
| Parking Spaces | 1                                                                                                                          |
| Parking        | Parkade, Titled                                                                                                            |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Track Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings   |
| Heating           | Baseboard, Natural Gas                                                                          |
| Cooling           | None                                                                                            |
| # of Stories      | 20                                                                                              |
| Basement          | None                                                                                            |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Lighting, Other |
| Roof              | Flat                     |
| Construction      | Brick, Concrete, Stucco  |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 23rd, 2025  
Days on Market                103  
Zoning                              CC-ET

**Listing Details**

Listing Office                    Gravity Realty Group

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