

# \$299,900 - 506, 325 3 Street Se, Calgary

MLS® #A2259133

**\$299,900**

2 Bedroom, 2.00 Bathroom, 770 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Live where the city comes alive! This stylish 2 bedroom, 2 bathroom condo is perfectly positioned in the heart of East Village—just steps from the Bow River pathways and within walking distance to your downtown office, shops, cafes, and more. Inside, you'll appreciate a clean space ready for move-in. The modern kitchen features stainless steel appliances, full tile backsplash, granite countertops, and timeless shaker-style cabinetry. Floor-to-ceiling windows flood the unit with natural light while showcasing stunning downtown views. Enjoy the convenience of titled underground parking and access to premium amenities including a fitness center, bike storage, outdoor patio, and on-site service desk. If you don't have a car, no worries, walk to The Real Canadian Superstore, Winners, Shoppers Drug Mart, the Central Library, or hop on the nearby C-Train. Whether you're a first-time buyer, savvy investor, or looking to live in Calgary's most vibrant downtown district, this unit checks every box. Welcome to your next chapter in East Village.

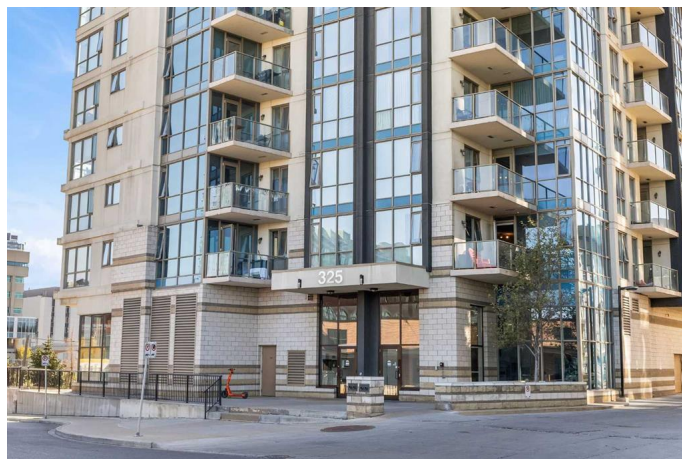
Built in 2010

## Essential Information

MLS® # A2259133

Price \$299,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 770               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 506, 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 |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Insulated, Secured, Stall, Titled, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Storage  |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 20   |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Brick, Concrete, Stucco |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 3                    |
| Zoning         | CC-ET                |

**Listing Details**

Listing Office                      RE/MAX iRealty Innovations

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