

215, 777 3 Avenue SW  
Calgary, Alberta

MLS # A2292531



**\$329,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 590
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Stone Counters		

**Inclusions:** None

Welcome to Unit 215 at Pavilions of Eau Claire, an inviting 2-bedroom, 2-bathroom condo offering 854 sq ft of comfortable living in one of downtown's most desirable locations. Just steps from the Bow River and scenic pathways, this home places you close to the vibrant amenities of Eau Claire while still offering a peaceful residential feel. The spacious kitchen is well-appointed with stainless steel appliances and stone countertops, opening seamlessly into the bright living and dining area where a cozy corner fireplace creates a warm focal point. Durable hard flooring runs throughout the home, making cleaning and maintenance effortless. The large primary suite features a private 3-piece ensuite, while the second bedroom and full bathroom provide flexibility for guests, a home office, or additional living space. A dedicated in-suite laundry room with extra storage adds everyday convenience. Step outside to the generous south-facing balcony, perfect for enjoying sunshine and city views. Residents also enjoy access to building amenities including a billiards room. Ideally located near the river pathways, Prince's Island Park, Peace Park, the iconic Peace Bridge, and countless downtown amenities, this is an excellent opportunity to enjoy the best of inner-city living.