

102, 777 3 Avenue SW  
Calgary, Alberta

MLS # A2198746



## \$375,000

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 656
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, See Remarks, Stone Counters, Storage		

**Inclusions:** Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Garage Door Opener

Experience the perfect blend of style, comfort, and convenience in this beautifully designed 2-bedroom, 2-bathroom condo in the heart of Eau Claire. Just minutes from the Bow River pathways, Prince's Island Park, top restaurants, shopping, and public transit, this home is ideal for professionals or investors seeking vibrant downtown living. The entryway features a convenient closet for outerwear and easy access to a 4-piece bathroom with a tub/shower combo. The bright living room, complete with hardwood flooring, centers around a cozy gas fireplace with a tile surround and decorative mantle, creating a warm and inviting space. Large windows with custom shutter coverings fill the separate dining area with natural light, making it an ideal spot for entertaining. The modern kitchen boasts stainless steel appliances, ample cabinetry, generous counter space, a raised island with breakfast bar seating and an additional dining nook for casual meals. Designed for privacy, the two bedrooms sit on opposite sides of the unit, with the primary suite featuring a 3-piece ensuite and walk-in shower, while the second bedroom is perfect for guests or a home office. Additional features include in-suite laundry with built-in shelving, an underground secured titled parking stall, and the added convenience of heat and water included in the condo fee. Located in the prime inner core of Downtown Calgary, this exceptional Eau Claire condo is a rare opportunity you won't want to miss!