

\$379,900 - 804, 804 3 Avenue Sw, Calgary

MLS® #A2078494

\$379,900

2 Bedroom, 2.00 Bathroom, 1,092 sqft
Residential on 0.00 Acres

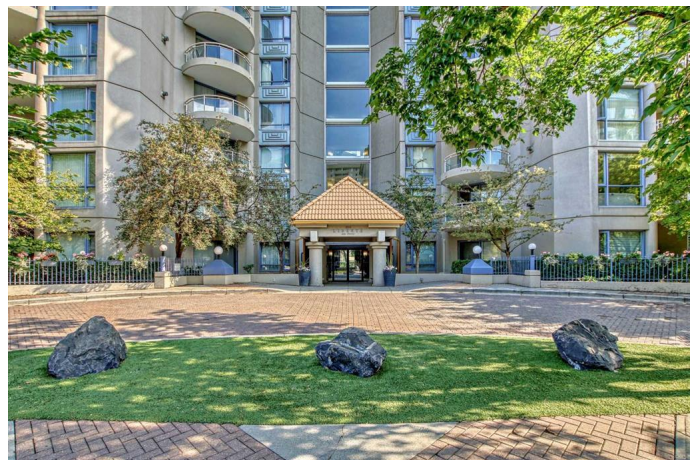
Eau Claire, Calgary, Alberta

STEPS from the Bow River, you'll find this bright, clean and well maintained TWO bedroom + TWO bathroom (one ENSUITE), apartment, measuring almost 1,100 SQFT. Vinyl flooring throughout, bedrooms on opposite sides, FIREPLACE, in-suite LAUNDRY, TITLED underground & secured parking, and a lot of storage, both in the unit as well as in the storage locker, are just some of the features. The kitchen comes with island, ample cupboard space and even a truly large PANTRY. This unit has a spacious SOUTH facing balcony with nice VIEWS. The building's amenities are fantastic: outside tennis and basketball court, a social/party room with kitchen, a very nice GYM, secured underground visitor parking, bike lockers and a manager on-site. PETS ARE WELCOME too! AIRCO UNIT permitted with board approval. Parking stall can be rented out to someone from outside the building. This building is almost ELECTRIC CAR CHARGE STATION (roughed in) READY! The location is literally steps from the Bow River for a walk or a bike ride. And, of course, close to shops, restaurants, public transport and your downtown office.

Built in 1999

Essential Information

MLS® #	A2078494
Price	\$379,900



Sold Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	804, 804 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0G9

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Guest, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, French Door, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
# of Stories	15

Exterior

Exterior Features	Tennis Court(s)
Roof	Tar/Gravel
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2023
Date Sold	November 13th, 2023
Days on Market	67
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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