

\$364,999 - 403, 777 3 Avenue Sw, Calgary

MLS® #A2085600

\$364,999

2 Bedroom, 2.00 Bathroom, 1,022 sqft

Residential on 0.00 Acres

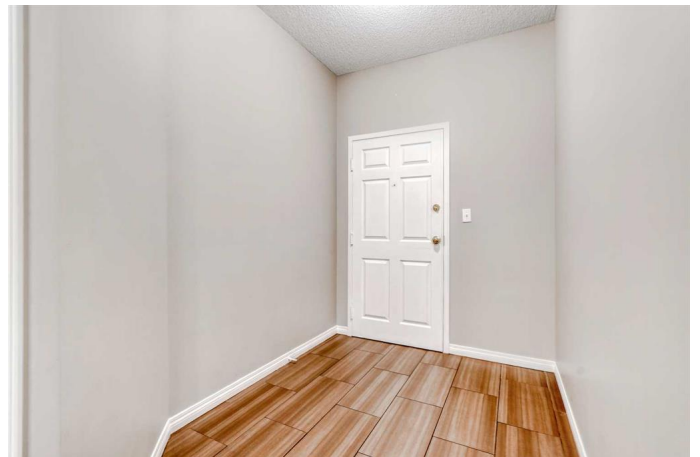
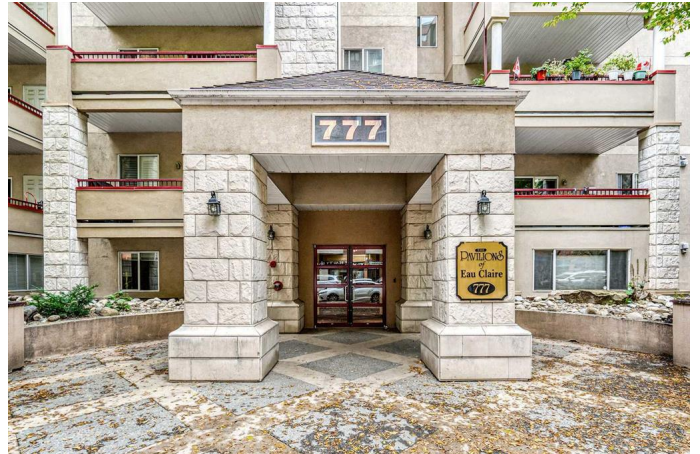
Downtown Commercial Core, Calgary, Alberta

Exquisite Condo One Block from Eau Claire Park and the Bow River

Discover urban living at its finest in this meticulously maintained condominium unit, ideally situated just one block from the serene Eau Claire Park, the majestic Bow River, and a plethora of restaurants, coffee shops, and convenient amenities. Step inside to an inviting open concept layout that seamlessly combines the kitchen, dining, and living spaces, flanked by bedrooms on either side. This thoughtful design maximizes both functionality and comfort, perfect for modern living.

The heart of this home is an updated kitchen that will delight any chef. It boasts new stainless steel appliances, pristine countertops, and an attractive tiled backsplash. Whether you're cooking for yourself or entertaining guests, this kitchen is a true culinary haven.

The living room is generously sized, allowing you to comfortably accommodate a sectional sofa. Here, you'll find a cozy gas fireplace, perfect for creating a warm ambiance during cooler evenings. A highlight of this space is a large balcony, where you can savor the outdoors. This balcony also features a gas BBQ bib and a storage room, making it an ideal space for alfresco dining and storage convenience.



The primary bedroom is a peaceful retreat that bathes the room in natural light. It features a convenient walk-in closet and a 3-piece ensuite bathroom, offering privacy and comfort.

Enjoy the convenience of in-unit laundry facilities, complete with additional storage space for your convenience.

The entire unit has been meticulously maintained and is ready for you to move right in!

This condo includes the added convenience of one titled parking stall, number 123. Building also offers a party room with pool table for residents to enjoy. With over 1000sq/ft make this unit your next home or incredible investment property!

Built in 1998

Essential Information

MLS® #	A2085600
Price	\$364,999
Sold Price	\$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	403, 777 3 Avenue Sw
Subdivision	Downtown Commercial Core

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G8

Amenities

Amenities	Elevator(s), Storage, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

Exterior

Exterior Features	Other
Construction	Stucco, Wood Frame

Additional Information

Date Listed	October 4th, 2023
Date Sold	November 1st, 2023
Days on Market	28
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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