

105, 777 3 Avenue SW  
Calgary, Alberta

MLS # A2224681



**\$365,000**

<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>	1,010 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 644
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	na		

Welcome to your perfect place in Eau Claire. This beautiful apartment-style condo in the heart of downtown Calgary gives you everything you need and more. With two big bedrooms, two full bathrooms, and over 1,010 square feet of bright, open living space, it's made for comfort and easy living. You'll love the open layout that makes it easy to relax or entertain. The kitchen has plenty of space to cook, and the living room opens onto an extended dining area or flex room—perfect for a morning coffee or a quiet evening. There's in-suite laundry, extra in-unit storage, and titled underground parking, so you'll always have space and peace of mind. Just move in and feel at home. Living in Eau Claire means you're only steps away from Prince's Island Park, the Bow River pathway system, and some of Calgary's best restaurants, cafés, and shops. You're close to the business core, cultural venues, and top amenities, making it easy to enjoy everything the city has to offer. The upcoming Green Line LRT will also make getting around even more convenient. Whether you're buying your first home, investing, or looking to simplify without giving anything up, this condo offers a smart mix of value, lifestyle, and location. Imagine living in a calm, peaceful space that connects you to the pulse of downtown and the serenity of nature. This is your next smart move. Book your showing today and experience why Eau Claire is one of Calgary's most loved neighbourhoods.