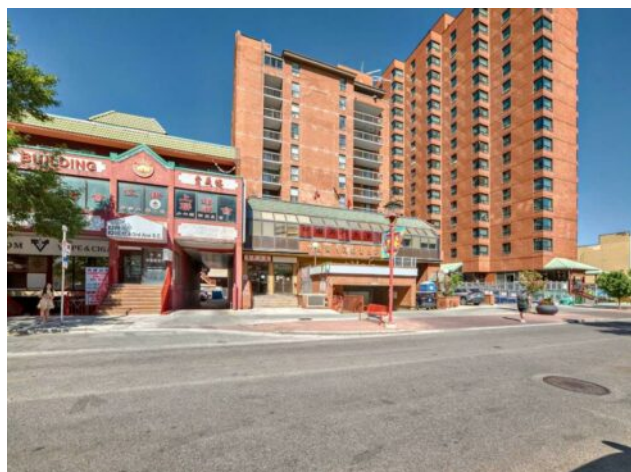


401, 116 3 Avenue SE
Calgary, Alberta

MLS # A2250245



\$109,900

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	362 sq.ft.	Age:	1981 (44 yrs old)
Beds:	-	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 405
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: None

Welcome to this studio unit in the heart of Chinatown, offering unbeatable convenience with shops, restaurants, cafes, and the Bow River pathways just steps from your door. The unit has been thoughtfully updated with a brand-new stove, fridge, and kitchen hood fan, along with sleek quartz countertops, fresh paint, and a reglazed bathtub for a modern touch. Enjoy your morning coffee or evening relaxation on the private balcony with a partial view of the Bow River. Whether you're a first-time buyer, investor, or seeking an affordable inner-city lifestyle, this home is the perfect opportunity.