

# \$375,000 - 102, 777 3 Avenue Sw, Calgary

MLS® #A2198746

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

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, Princeâ€™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 wonâ€™t want to miss!



Built in 1998

## Essential Information

MLS® #	A2198746
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,015
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	102, 777 3 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G8

## Amenities

Amenities	Elevator(s), Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Secured, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Open Floorplan, See Remarks, Stone Counters, Storage
Appliances	See Remarks
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Mantle
# of Stories	5

## Exterior

Exterior Features	None
Construction	Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	44
Zoning	DC

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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