

# **\$369,900 - 301, 777 3 Avenue Sw, Calgary**

MLS® #A2208775

**\$369,900**

2 Bedroom, 2.00 Bathroom, 901 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Fully furnished condo nestled in the heart of Eau Claire! #301 in the Pavillions of Eau Claire is a well-kept 2 bedroom 2 bathroom condo located just a block and a half southeast of Eau Claire Park. This prime location allows you to feel the pulse of the city, just blocks away from the Peace Bridge and other local amenities. Find excellent breakfast and lunch dining just around the corner at Al Forno, or sample classic pub fare at Buchanan's directly across the street. Perfect for anyone just starting out in their real estate ownership journey or someone looking for immediate rental income potential. The main living area features open concept space between the kitchen/dining room and living room and includes a gas fireplace and glass slider doors that provide access to the large exterior deck patio. The kitchen cabinets give ample space for cookware and small appliance storage. The primary bedroom has a walk-in closet and 3 piece en-suite with walk-in shower, while the 2nd bedroom shares access to the main 4 piece bathroom with tub/shower combo. Other features include: in-suite laundry with its own laundry room, a gas line for the BBQ and separate storage room on the balcony, 1 titled underground parking spot, and access to all the downtown amenities. Condo fees include heat, water, sewer, exterior maintenance and insurance, and common area maintenance. Call your agent today and ask how you can schedule a private viewing of this wonderful condo.



Built in 1998

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208775          |
| Price          | \$369,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 901               |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 301, 777 3 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P 0G8              |

## Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Elevator(s), Laundry, Parking, Party Room, Secured Parking, Snow Removal |
| Parking Spaces | 1                                                                        |
| Parking        | Heated Garage, Titled, Underground                                       |
| # of Garages   | 1                                                                        |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, See Remarks |
| Appliances        | See Remarks                                                                 |
| Heating           | Baseboard, Boiler, Hot Water                                                |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |

Fireplaces Gas, Living Room

# of Stories 5

Basement None

## Exterior

Exterior Features Balcony, Storage

Construction Stucco, Wood Frame

## Additional Information

Date Listed April 7th, 2025

Days on Market 15

Zoning DC

## Listing Details

Listing Office Lethbridge Real Estate.com

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