

215, 777 3 Avenue SW
Calgary, Alberta

MLS # A2320775



\$299,000

Division:	Downtown Commercial Core		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 590
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters		

Inclusions: None

BEST PRICE FOR 2 BATH 2 BED | NEWER APPLIANCES | NEWER QUARZT COUNTER TOP | NEWER FLOORING | Welcome to Unit 215 in the sought-after Pavilions of Eau Claire — a beautifully updated condo offering comfort, style, and unbeatable access to Calgary's river pathways and downtown amenities. This unit features 2 bedroom, 2 bathroom, dedicated laundry room in unit, and 1 titled parking unit. The inviting living room features a cozy fireplace, creating a warm focal point for evenings at home. Large windows fill the space with natural light, while the private balcony extends your living area outdoors. The upgraded kitchen showcases sleek quartz countertops, stainless steel appliances, and ample cabinetry. The primary bedroom includes its own 3-piece ensuite, providing privacy and comfort. A second spacious bedroom is perfect for guests, a home office, or family, and is conveniently located next to the full 4-piece bathroom.. The dedicated laundry room is located right in the suite, offering extra storage and the convenience of keeping everything organized and out of sight. Residents enjoy secure building access, building amenities, and the added benefit of titled underground parking in the heated parkade — a valuable perk in the heart of Eau Claire. Located steps from the Bow River, Prince's Island Park, Eau Claire Market, cafés, restaurants, and transit, this home blends urban living with natural beauty. Ideal for first-time buyers, downsizers, or investors seeking a low-maintenance property in a premium downtown location. Move-in ready, beautifully updated, and perfectly positioned — Unit 215 at Pavilions of Eau Claire is a standout opportunity in one of Calgary's most desirable communities.