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GRASSROOTS REALTY GROUP

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209, 777 3 Avenue SW Calgary, Alberta

MLS # A2357183

$299,000

Division:	Downtown Commercial Core		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	871 sq.ft.	**Age:**	1998 (28 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, See Remarks	**Water:**	-
Floors:	Carpet, Ceramic Tile, Linoleum	**Sewer:**	-
Roof:	See Remarks	**Condo Fee:**	$ 645
Basement:	-	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	See Remarks	**Utilities:**	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, See Remarks		

Inclusions: n/a

Welcome to your new home in the heart of a quiet tree lined street in Eau Claire. Imagine being in the heart of the city while residing in an area that remains peaceful, allowing you to easily stroll within minutes down the beautiful river valley to enjoy Prince’s Island Park, yet with the ability to walk to some of the city's most trendy restaurants and coffee shops. This location is fantastic for anyone wanting to be in the heart of downtown while escaping the hustle and bustle. Eau Claire remains one of Calgary’s most dynamic, trendy, and desirable neighbourhoods, offering a sophisticated lifestyle anchored by the Bow River and exceptional urban connectivity. This is a fantastic opportunity for investors or anyone looking for a great place to call home. This standout 2 bedroom 2 bathroom condo offers a well-rounded lifestyle and is located in an unbeatable urban setting. With its own titled heated underground parking and an in unit separate storage room on your patio, this condo is impressively spacious and offers an intelligently designed layout that combines comfort with contemporary touches. Features include an open living plan, two generously sized bedrooms with large closets, a bright 4-piece ensuite bathroom, a second large 4-piece bathroom, a dedicated in-suite laundry room, a private balcony, heated underground parking, and separate storage on the unit's patio. When you step inside, you will be welcomed by a bright unit finished in calm and neutral tones. Natural light pours in through large windows, enhancing the warmth and livability of the space. The kitchen is spacious, designed with white cabinets and a large raised eating bar allowing for more seating. It flows naturally into a dining area and then into the roomy living space, which features a gas fireplace. Making it the perfect place to unwind after a long day. There is easy access to your private

balcony, overlooking the tree-lined street, perfect for summer evenings or a great place to sit and relax while enjoying your morning coffee. Both bedrooms are thoughtfully sized, with the primary bedroom featuring a large walk-in closet. Step out and you are within walking distance to the heart of Eau Claire’s best spots boutiques, trendy cafés, restaurants, and all the amazing amenities. For outdoor enthusiasts, there is quick access to numerous running and bike trails along with Prince’s Island Park. With low-maintenance living, secure underground parking, and a prime location, this home offers exceptional value at this price point. It’s an ideal fit for first-time buyers, downsizers, or anyone looking for a smart, stylish place to call their own. Investors will also appreciate the strong rental appeal that comes with this location, making it a fantastic opportunity to add to your portfolio. Note Some photos have been virtually staged. Book your viewing now.

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