



GRASSROOTS
REALTY GROUP

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5, 821 3 Avenue SW
Calgary, Alberta

MLS # A2216902



\$238,500

Division:	Eau Claire		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	748 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 634
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: n/a

Located on the quiet, south side of Livingstone House in Eau Claire, looking into the courtyard, this large two bedroom, garden patio unit offers great potential! Ideal to renovate as it offers great square footage, start your investment portfolio or call it home! Features include a huge 200 SF ground level patio looking into the private fenced courtyard, kitchen with ample counter space and lots of cabinets and newer fridge, dining room with mirrored feature wall, corner fireplace in the living room, 4 piece bath and 2 bedrooms, not side by side but in a split design – great for room mates! In-suite laundry with newer washer & dryer and extra storage is so convenient, and one underground parking stall is included. The location has all you need – walkable to all that downtown has to offer, Peace Bridge, Prince's Island Park, restaurants & coffee shops - and the wonderful & exciting redevelopment of the Bow River Pathway – your outdoor enjoyment is a moment away! The +15 downtown indoor network is a few blocks away. It doesn't get much more convenient than this sought after location! Pet friendly building with board approval (size restrictions) – book your viewing today!