



GRASSROOTS
REALTY GROUP

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304, 116 3 Avenue SE
Calgary, Alberta

MLS # A2233462



\$99,999

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	356 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, On Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 367
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Laminate Counters, No Smoking Home		

Inclusions:	None
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Looking for an ultra-affordable downtown spot? This bachelor-style unit in Calgary's Chinatown delivers exactly what it promises—simplicity, location, and a price that's hard to beat. You've got a private balcony, a ground-level patio, and a functional layout that covers the basics. The building has elevators, shared laundry, and monthly condo fees that include heat, water, and electricity. Located just steps from the Bow River, Prince's Island Park, transit, and great eats, this is a great opportunity for a minimalist, investor, or buyer with vision. Vacant and ready to go!