

1-833-477-6687 aloha@grassrootsrealty.ca

## 304, 116 3 Avenue SE Calgary, Alberta

MLS # A2233462



\$99,999

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

**Heating:** Water: Baseboard, Electric Floors: Sewer: Laminate **Condo Fee:** Roof: \$ 367 Tar/Gravel **Basement:** LLD: Exterior: Zoning: Brick, Concrete DC (pre 1P2007) Foundation: **Utilities:** 

Features: Built-in Features, Laminate Counters, No Smoking Home

Inclusions: None

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!