



GRASSROOTS
REALTY GROUP

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25, 821 3 Avenue SW
Calgary, Alberta

MLS # A2238899



\$340,000

Division:	Downtown Commercial Core		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,124 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Hardwood
Roof:	-
Basement:	-
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	No Animal Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	\$ 894
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: Refrigerator (sold as is) due to temperature dial being jammed at level 3 but is still functioning. Portable AC unit in bedroom

****OPEN HOUSE Sat July 12 12:30-2:30pm**** Here's your chance to own one of a kind multi-level condo unit just steps from Eau Claire, the Bow River, and its pathways, Calgary's iconic Peace Bridge, Prince's Island Park, Eau Claire Promenade, Jaipur Bridge, downtown core and LRT Stations. This unit is located in the "Livingstone House" building which is tucked away on a quiet one-way street with a dedicated bike path right out front and direct access to the river trails, this location offers a rare combination of downtown convenience and tranquil urban living with nature. This expansive unit offers over 1,100 sqft of thoughtfully designed living space across two levels with separate entrances on both floors—a truly unique and functional layout. As you exit the elevator, your doors are just a few steps away—adding everyday convenience to your lifestyle. Inside, you'll be greeted by beautiful hardwood flooring and a bright, open main level perfect for relaxing or entertaining. The kitchen offers ample cabinets and counter space, along with a dedicated storage area and in-suite laundry. Adjacent to the kitchen, a spacious dining area is flooded with natural light from a large window, and it opens seamlessly into the generous living room. The living room is ideal for both entertaining and relaxing, complete with a cozy wood burning fireplace and access to your private balcony overlooking a tennis court and green space with river shore tree-line in the background. Before heading upstairs, take note of the custom built-in cabinetry under the staircase, ideal for additional storage or showcasing decor. Upstairs, a second entrance adds extra convenience, and the best part there's no more units above you! The primary bedroom is impressively spacious, featuring a walk-in closet and its own 3-piece ensuite. A well-sized second

bedroom and a full 4-piece bathroom complete the upper floor. Finishing off the space upstairs is a spacious landing area with enough room for a desk. To top it all off, the unit includes a secure underground parking stall, giving you peace of mind and comfort year round. This is a rare opportunity to enjoy the best of both worlds: peaceful living with nature. A location that truly has it all while being only minutes from the downtown core, trendy restaurants, grocery stores, shopping, parks, and year round riverfront activities. Don't miss your chance to experience the perfect blend of comfort, lifestyle, and location in the heart of the city.