



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

206, 777 3 Avenue SW  
Calgary, Alberta

MLS # A2248976



**\$359,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	902 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 608
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** na

This two bedroom / two full bath condo is located in the eau claire district of west downtown and steps from the Bow River, pathways, parks, and shopping/dining options - A well managed, 5 storey building with attractive landscaping and on a quiet street. Unit comes with a titled underground parking stall right next to the stairway, plus visitor and on street parking available. Features updated flooring, gas fireplace, ensuite bath and walk-in closet, in suite full size washer and dryer, and a large balcony with gas bbq hookup, and a separate storage room accessed from the balcony. Well worth viewing. 206, 777 3rd Ave SW.