



1209, 108 3 Avenue SW
Calgary, Alberta

MLS # A2250062



\$120,000

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	391 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan		

Inclusions: Everything currently Inside can be included.

Welcome to this studio condo on the 12th floor, located in the heart of Calgary's vibrant Chinatown! This open-concept unit offers a practical layout and plenty of natural light, making it a comfortable and functional living space. Enjoy the unbeatable location with quick access to restaurants, shops, cultural attractions, the Bow River pathways, and the downtown core. Perfect for first-time buyers, students, or investors looking for a low-maintenance property in a highly walkable area. ***There is a possibility of bed bug activity from neighbouring units.***