



GRASSROOTS
REALTY GROUP

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401, 116 3 Avenue SE
Calgary, Alberta

MLS # A2250245



\$109,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Chinatown | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Loft/Bachelor/Studio | | |
| Size: | 362 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | - | Baths: | 1 |
| Garage: | None | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|-----------------|------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 405 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Quartz Counters | | |

Inclusions: None

Welcome to this studio unit in the heart of Chinatown, offering unbeatable convenience with shops, restaurants, cafes, and the Bow River pathways just steps from your door. The unit has been thoughtfully updated with a brand-new stove, fridge, and kitchen hood fan, along with sleek quartz countertops, fresh paint, and a reglazed bathtub for a modern touch. Enjoy your morning coffee or evening relaxation on the private balcony with a partial view of the Bow River. Whether you're a first-time buyer, investor, or seeking an affordable inner-city lifestyle, this home is the perfect opportunity.