



GRASSROOTS
REALTY GROUP

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7, 821 3 Avenue SW
Calgary, Alberta

MLS # A2260154



\$269,000

Division:	Downtown Commercial Core		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Wood	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 745
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: AC unit, Deep freezer, Bookshelf in the dining area, black storage shelves in the dining area closet, fireplace tools (shovel, poker, broom) and mirrors attached to walls.

**** OPEN HOUSE Sept 27 Sat 11am-1pm**** Tucked away in the corner of the "Livingstone House" building, this renovated below grade 2 bed & 1 bath unit offers the perfect mix of privacy, style, and convenience. The unit is situated on a quiet one way street with a dedicated bike path right out front and steps away from Eau Claire, the Bow River pathways, Prince's Island Park, Calgary's iconic Peace Bridge, Eau Claire Promenade, Jaipur Bridge, the downtown core, and LRT stations. This bright and stylish unit has been thoughtfully updated over the past few years, bringing it back to life with modern finishes and a fresh inviting feel. As soon as you step inside, you'll notice the updated modern vinyl plank flooring that flows seamlessly through the unit and the pride of ownership that's evident in every detail. The smartly designed floor plan separates the living, dining, and kitchen area from the bedrooms, laundry, and 4-piece bath creating a functional layout with plenty of closet space for storage. The heart of this home is the stunning chef's kitchen that was recently renovated in 2025 with no details overlooked. Brand new quartz countertops, sleek white tile backsplash, new cabinet doors & drawers, stainless steel under mount sink, stylish faucet, and a new stove and microwave hood fan. Every finishing was carefully selected to create a space that's both functional and luxurious. The kitchen opens up to a spacious dining area that can easily accommodate casual meals or festive holiday gatherings. Adjacent, the cozy living room features a window and a wood burning fireplace that sets the perfect mood for relaxing evenings. Off to the side a versatile nook that can serve as an office, another dining area, or a workout space. The sliding patio door leads to a private patio space making it an ideal spot for relaxing or

entertaining with space for a BBQ. The primary bedroom is tucked away for privacy, with a spacious secondary bedroom that can double as an office or guest room, plus in suite laundry and more closet space for storage. To top it off, enjoy the convenience of a secure underground parking stall and the comfort of a AC unit — making this a turnkey home you can move into and enjoy year round! Experience the ultimate downtown lifestyle with riverside serenity along with a fully renovated unit where modern comfort meets unbeatable location!